



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 31, 2004

Lawrence Read, P.E.
Larry Read & Associates Inc.
4800 Juan Tabo NE, Suite C
Albuquerque, NM 87111

**Re: Hilton Gardens Hotel, 2601 Yale Blvd NE, Certificate of Occupancy
Engineer's Stamp dated 10-25-00 (M15/D24)
Certification dated 3-26-04**

Dear Mr. Read,

Based upon the information provided in your submittal received 3-26-04, the above referenced certification is approved for release of permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: Phyllis Villanueva
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

M-15/D24

PROJECT TITLE: Hilton Gardens Hotel

DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE #: M1/D024

WORK ORDER#:

LEGAL DESCRIPTION: Lot F, Block F, Lovelace Heights Addition

CITY ADDRESS: 2601 Yale Blvd. NE

ENGINEERING FIRM: Larry Read & Associates, Inc.

ADDRESS: 4800 Juan Tabo Blvd. NE Suite C

CITY, STATE: Albuquerque, New Mexico

CONTACT: Larry Read

PHONE: 237-8421

ZIP CODE: 87111

OWNER: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

ARCHITECT: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

SURVEYOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

Side walk Culvert Complete? Y
SO19 Complete - per
Matt Cline 3/31/04

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

Stamp date 10/25/2000

Cert date 3/26/2004

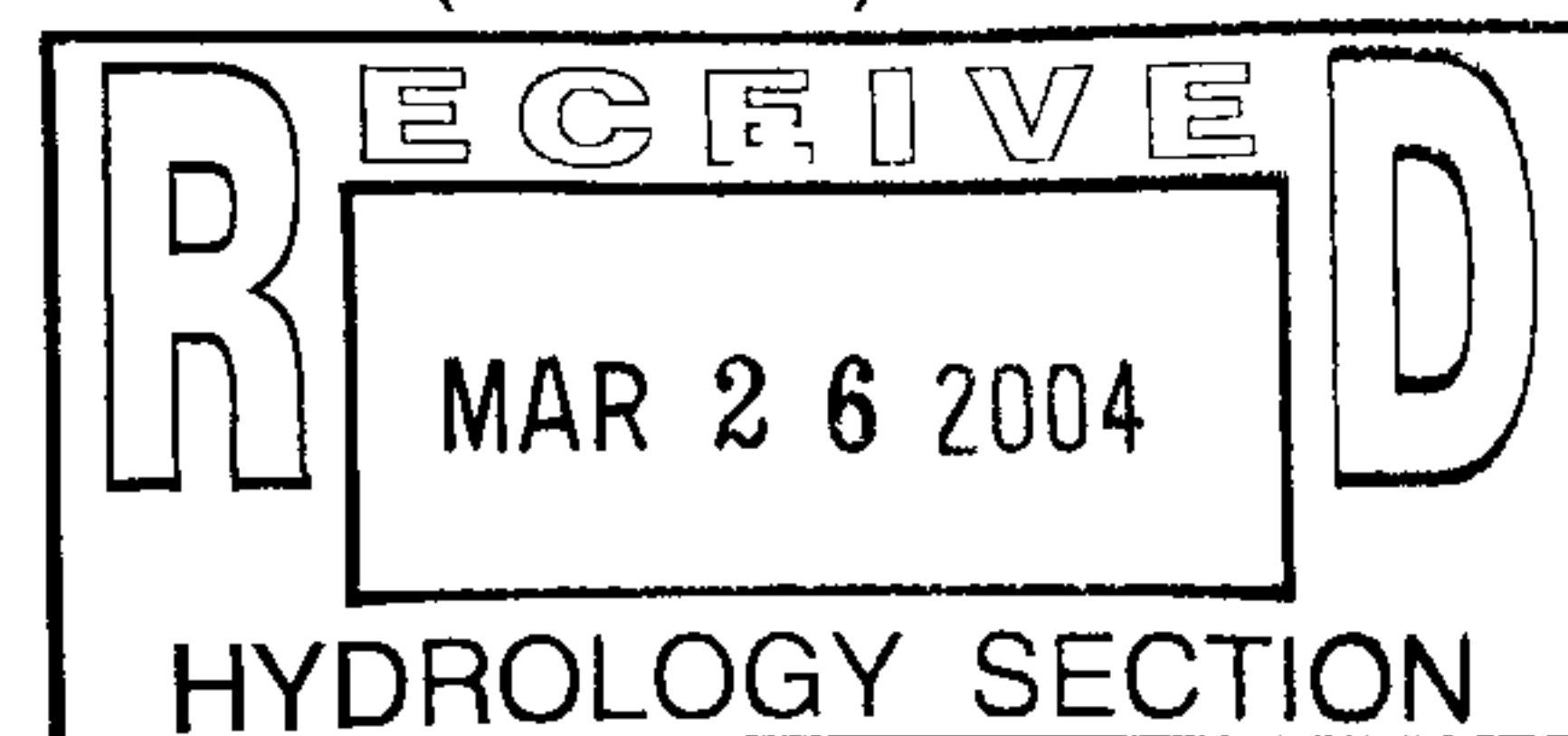
by Larry Read

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: March 26, 2004

BY: Larry D. Read, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 1/11/2002)

PROJECT TITLE HILTON GARDEN INN

DRB # _____ EPC# _____

ZONE MAP/DRG. FILE # M15D024

WORK ORDER# _____

LEGAL DESCRIPTION

CITY ADDRESS 2601 YALE BLVD. SE, ALBQ., NM-87106

ENGINEERING FIRM LARRY READ & ASSOC
ADDRESS 4800, W. JANN TABOO SUITE C
CITY, STATE ALBQ., NM 87111

CONTACT: LARRY READ
PHONE: 237-8421
ZIP CODE: _____

OWNER: PRIMETIME HOSPITALITY
ADDRESS: 2501 YALE BLVD. SE SUITE 102
CITY, STATE ALBQ., NM-87106

CONTACT: ALEEM KASSAM
PHONE: 321-3704
ZIP CODE: 87106

ARCHITECT: ARCHITECTS STUDIO
ADDRESS _____
CITY, STATE ALBQ. NM-87109

CONTACT: TAFAZZUL HUSSAIN
PHONE: 315-1482
ZIP CODE: 87109

SURVEYOR: CARTESIAN SURVEYS
ADDRESS _____
CITY, STATE RIO RANCH

CONTACT: WILL PLOTNER JR
PHONE: 896-3050
ZIP CODE: _____

CONTRACTOR AFRA CONSTRUCTION
ADDRESS 7004 AVENIDA LA COSTA NE
CITY, STATE ALBQ., NM-87109

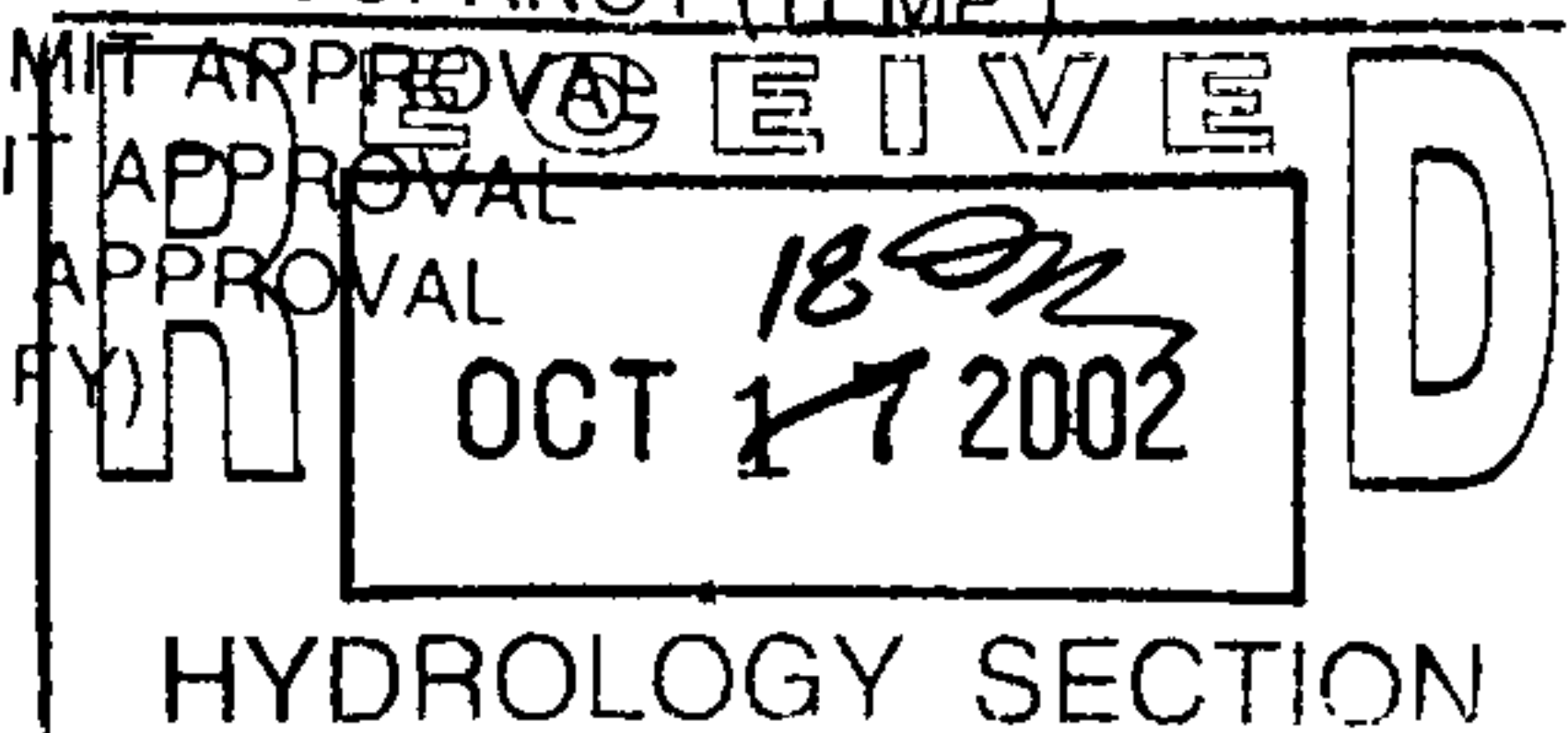
CONTACT TAFAZZUL HUSSAIN
PHONE: 315-1482
ZIP CODE: 87109

CHECK TYPE OF SUBMITTAL

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR SITE PLAN)
- ☐ OTHER _____

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED 10/17/02 BY Tafazzul Hussain

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

10/17/02 old in QT for Phyl; _____ - letter sent; _____ - 1099B

THE PERFECT BALANCE BETWEEN IMAGINATION & EXECUTION



18 OCTOBER 2002

MR. MIKE ZAMORA
CITY OF ALBUQUERQUE
TRANSPORTATION DEVELOPMENT SECTION
PLAZA DEL SOL
ALBUQUERQUE, NEW MEXICO.

Architects

Planners

Interior Designers

Programmers

Graphic Artists

Illustrators

RE: HILTON GARDEN INN, 2601 YALE BLVD. SE. ALBQ. NM-87106
TIL AS-BUILT

DEAR MR. ZAMORA,

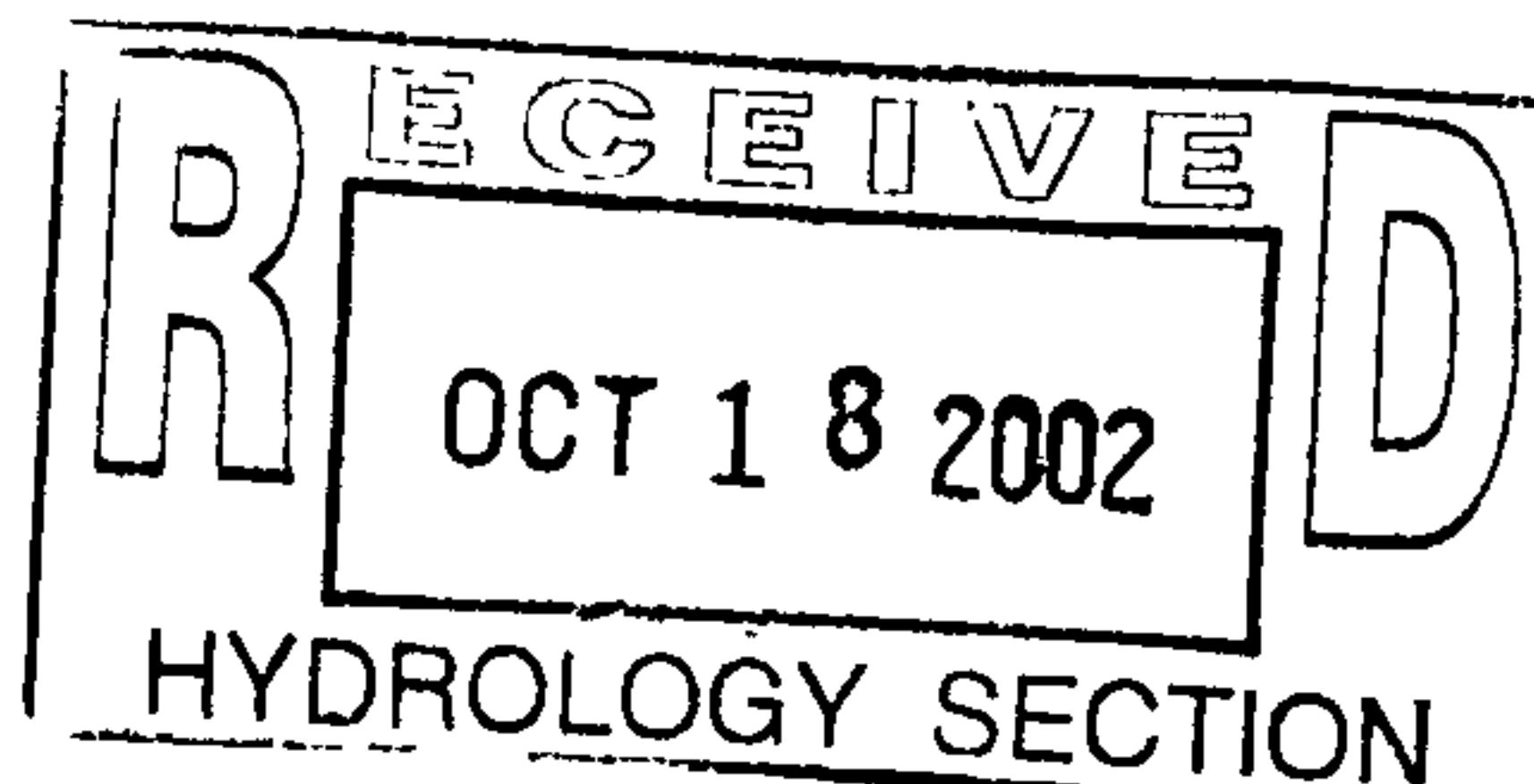
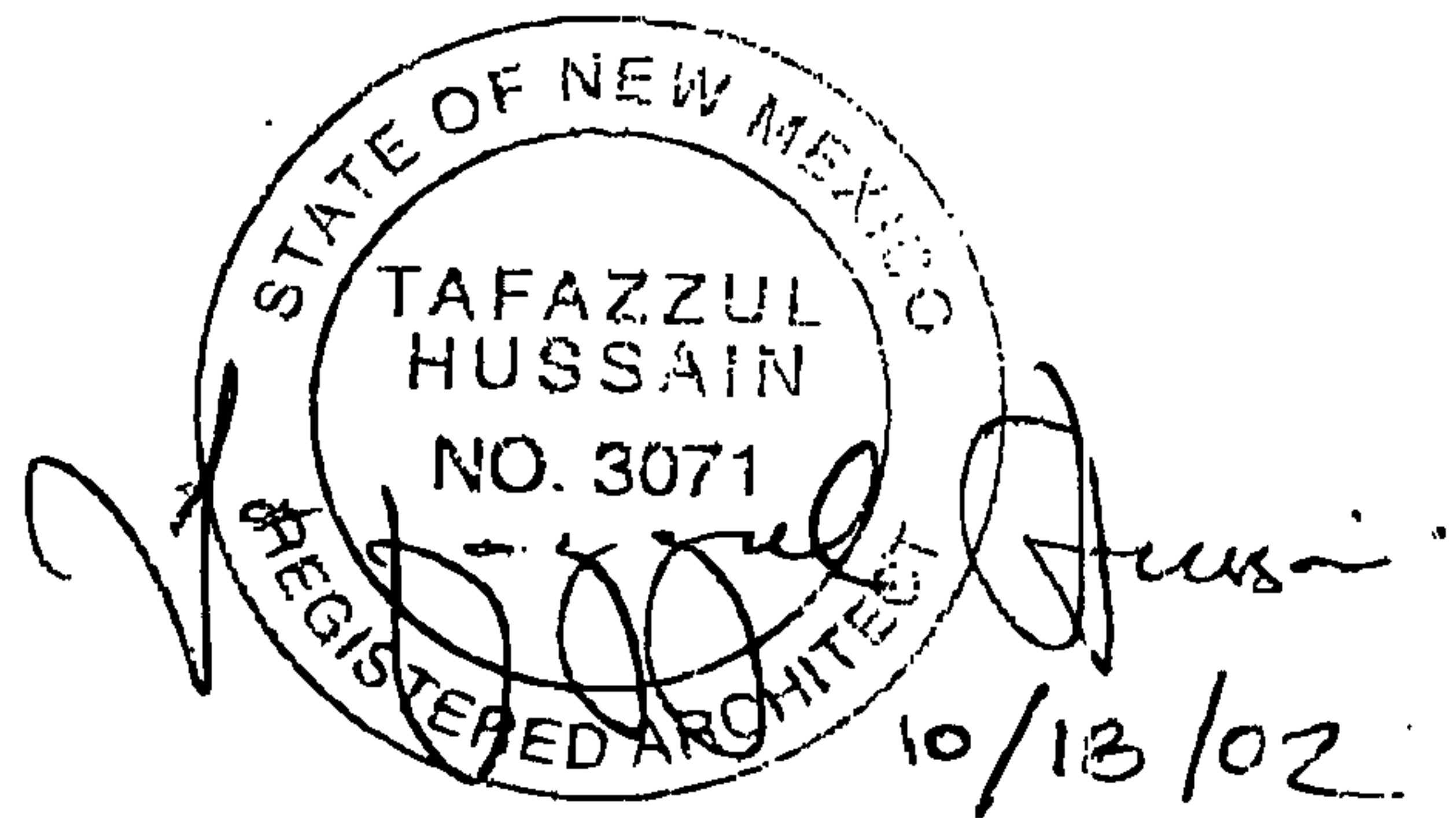
TAFAZZUL HUSSAIN ARCHITECT FOR THE ABOVE REFERENCED PROJECT
CERTIFY THAT THE SITE IS IN SUBSTANTIAL COMPLIANCE FOR TRAFFIC &
PARKING REQUIREMENTS.

THERE IS NO CHANGE IN THE BASMENT PARKING GARAGE. ON THE UPPER
SURFACE PARKING LEVEL THE TWO HANDICAPPED PARKING SPACES ON
THE EAST SIDE HAVE BEEN RELOCATED TO THE NORTH SIDE IN ORDER TO
ATTAIN THE TWO PERCENT SLOPE & IN THE PROCESS WE LOST ONE
PARKING SPACE BUT WE STILL HAVE THREE EXTRA SPACES.

SINCERELY

TAFAZZUL HUSSAIN

315-1482 CELL #.



7510 Montgomery, North East, Suite 102

Albuquerque, New Mexico 87109-1500

Voico (505) 889-3030

A Professional Partnership

Facsimile (505) 889-3737

5052431561

10/18/2002 16:01



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 18, 2002

Larry Read, P.E.
Larry Read & Associates
4800-C Juan Tabo NE
Albuquerque, New Mexico 87111

RE: HILTON GARDENS HOTEL (M-15/D24)
(2601 Yale Blvd)
CERTIFICATE OF OCCUPANCY APPROVAL-*Temporary*
ENGINEERS CERTIFICATION DATED 10/17/2002

Dear Larry:

Based on the information provided in your submittal dated 10/18/2002, the above referenced project is approved for a **TEMPORARY** Certificate of Occupancy for the above mentioned project.

A Temporary Certificate of Occupancy has been issued for 30 days, allowing the remaining outstanding drainage issues, as stated in your Engineers Certification, to be completed within this time scope.

After the outstanding issues have been completed, a final submittal of the Engineers Certification will be required for issuance of a Permanent Certificate of Occupancy for this site.

If additional time is required for an extension of the Temporary Certificate of Occupancy, please contact our office.

If I can be of further assistance, please feel free to contact me at 924-3981.

Sincerely,

Teresa A. Martin

CAM Hydrology Plan Checker
Development and Building Services Division

c: Certificate of Occupancy Clerk, COA
✓ Drainage file
Approval file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/11/2002)

PROJECT TITLE: HILTON GARDENS ZONE MAP/DRG. FILE #: M-15) D024
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: BLOCK F, NEWPORT INDUSTRIAL PARK, UNIT 1
CITY ADDRESS: 2601 YALE BLVD NE

ENGINEERING FIRM: LARRY READ & ASSOC
ADDRESS: 4800-C Juan Tabo NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: LARRY READ
PHONE: 237-8922
ZIP CODE: 87111

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

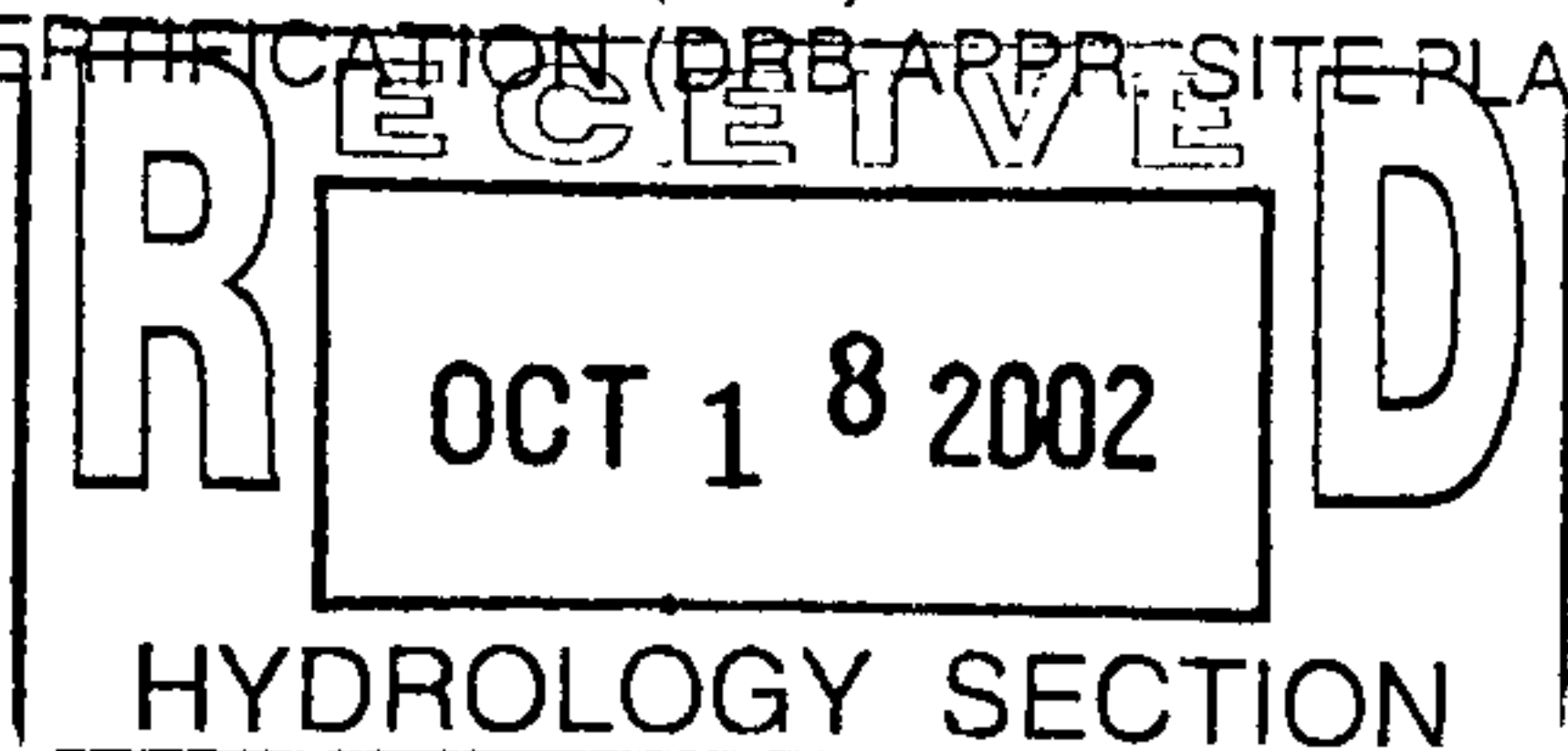
CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER



CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☒ OTHER (SPECIFY)

TEMPORARY CO

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 10/18/02 BY: [Signature]

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

LARRY READ & ASSOCIATES, Inc.

Civil Engineers
Site • Drainage • Utility Design

October 17, 2002

Hydrology Department
City of Albuquerque – Public Works Department
Box 1293
Albuquerque, New Mexico 87103

RE: Hilton Gardens Paint Grading Plan and SO-19 – M-15/D024

Dear Sirs:

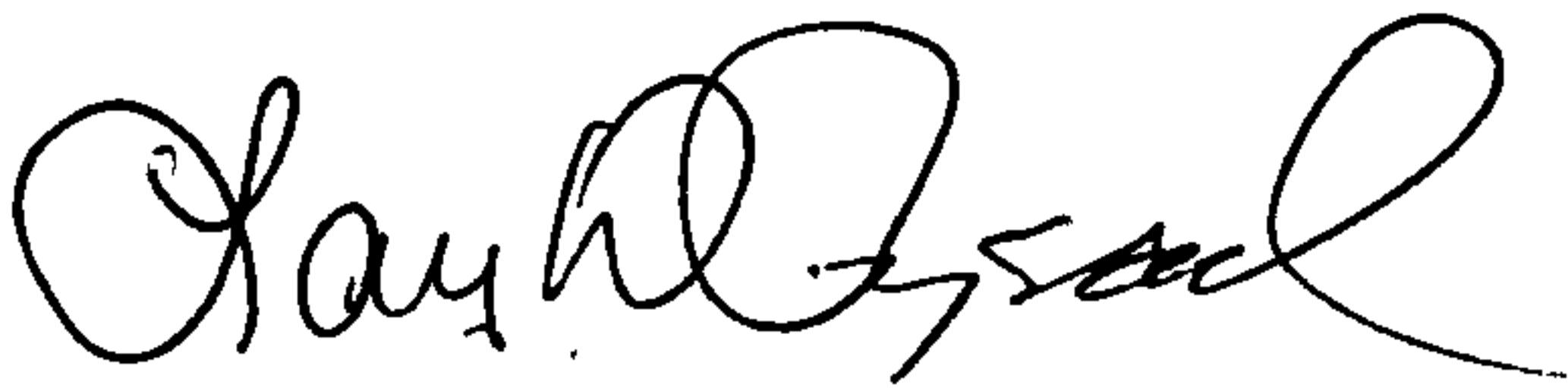
Attached is a partial “as-built” of the referenced site. It is substantially complete at this time. However, the sidewalk culverts have been completed but we have not received a sign-off from street maintenance or as-built elevations at this time.

Additionally, The required water block on the drive from Yale was not properly constructed. We have proposed a 6’ wide speed bump over the existing pavement at the property line to correct this deficiency. This correction will be completed early next week.

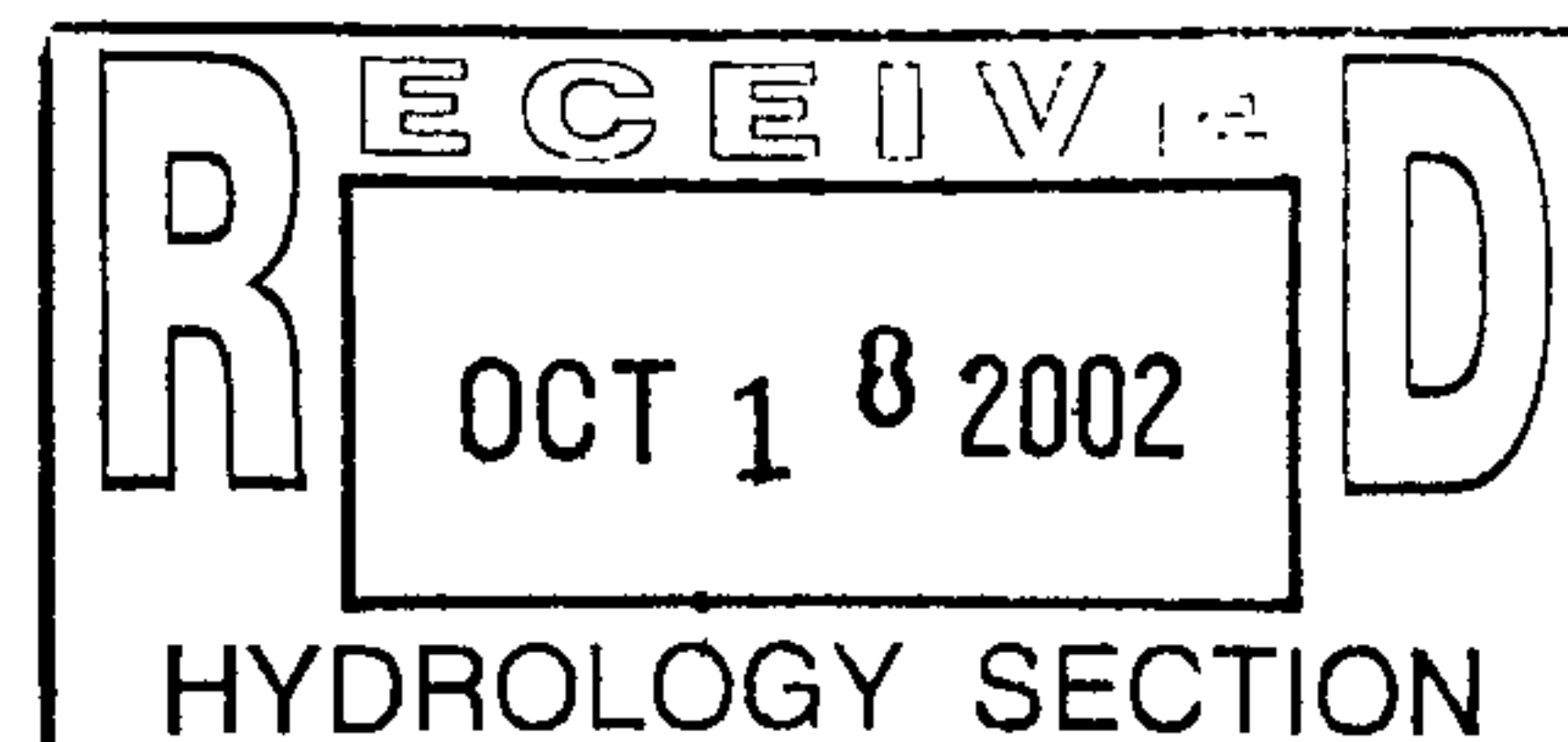
As such, we are requesting a Temporary Certificate of Occupancy until such time as we can verify the elevations and obtain the necessary approvals.

If you have any additional questions or comments, please call me at 237-8421.

Sincerely
LARRY READ & ASSOCIATES, Inc.



Larry D. Read, PE





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 5, 2000

Lawrence D. Read, P.E.
Larry Read & Associates, Civil Engineers
12836-B Lomas Boulevard, NE
Albuquerque, NM 87112

RE: GRADING & DRAINAGE PLAN FOR HILTON GARDENS HOTEL (M-15/ D024)
ENGINEER'S STAMP DATED OCTOBER 25, 2000,, SUBMITTED FOR BUILDING
PERMIT AND SO 19 APPROVALS

Dear Mr. Read,

Based upon the information provided in your October 27, 2000, submittal, the project, referred to above, is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

In addition, the submittal is approved for an SO 19 permit, which is required for construction within the city right-of-way.

Prior to release of the Certificate of Occupancy, an Engineer's Certification of the grading and drainage plan, per the DPM checklist, and a copy of the grading and drainage plan, with approval sign-off by the City's field inspector for the SO 19, will be required.

If you have any questions, please call me at 924-3988.

Sincerely,

Stuart Reeder, P.E.

Stuart Reeder, P.E.
Hydrology Division

xc: Pam Lujan, Permits w/attachment
Whitney Reiersen

✓ File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: HILTON GARDENS HOTEL ZONE ATLAS/DRNG. FILE: M-15 / D024

LEGAL DESCRIPTION: BLOCK F, LOVELACE HEIGHTS ADDITION

CITY ADDRESS: 2601 YALE BLVD. SE

ENGINEERING FIRM: LARRY READ & ASSOCIATES

CONTACT: LARRY READ

ADDRESS: 12836-B LOMAS BLVD., NE

PHONE: 237-8421

OWNER: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

ARCHITECT: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

SURVEYOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

CONTRACTOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

PREDESIGN MEETING:

DRB NO. _____

☐ YES
☒ NO

EPC NO. _____

PROJECT NO. _____

☐ COPY OF CONFERENCE RECAP SHEET

PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

TYPE OF TRANSMITTAL:

☐ SKETCH PLAT APPROVAL

☐ DRAINAGE REPORT

☐ PRELIMINARY PLAT APPROVAL

☒ DRAINAGE PLAN

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ PRELIMINARY GRADING AND DRAINAGE

☐ FINAL PLAT APPROVAL

☒ GRADING PLAN

☒ BUILDING PERMIT APPROVAL

☐ EROSION CONTROL PLAN

☐ FOUNDATION PERMIT APPROVAL

☐ ENGINEER'S CERTIFICATION

☐ CERTIFICATE OF OCCUPANCY APPROVAL

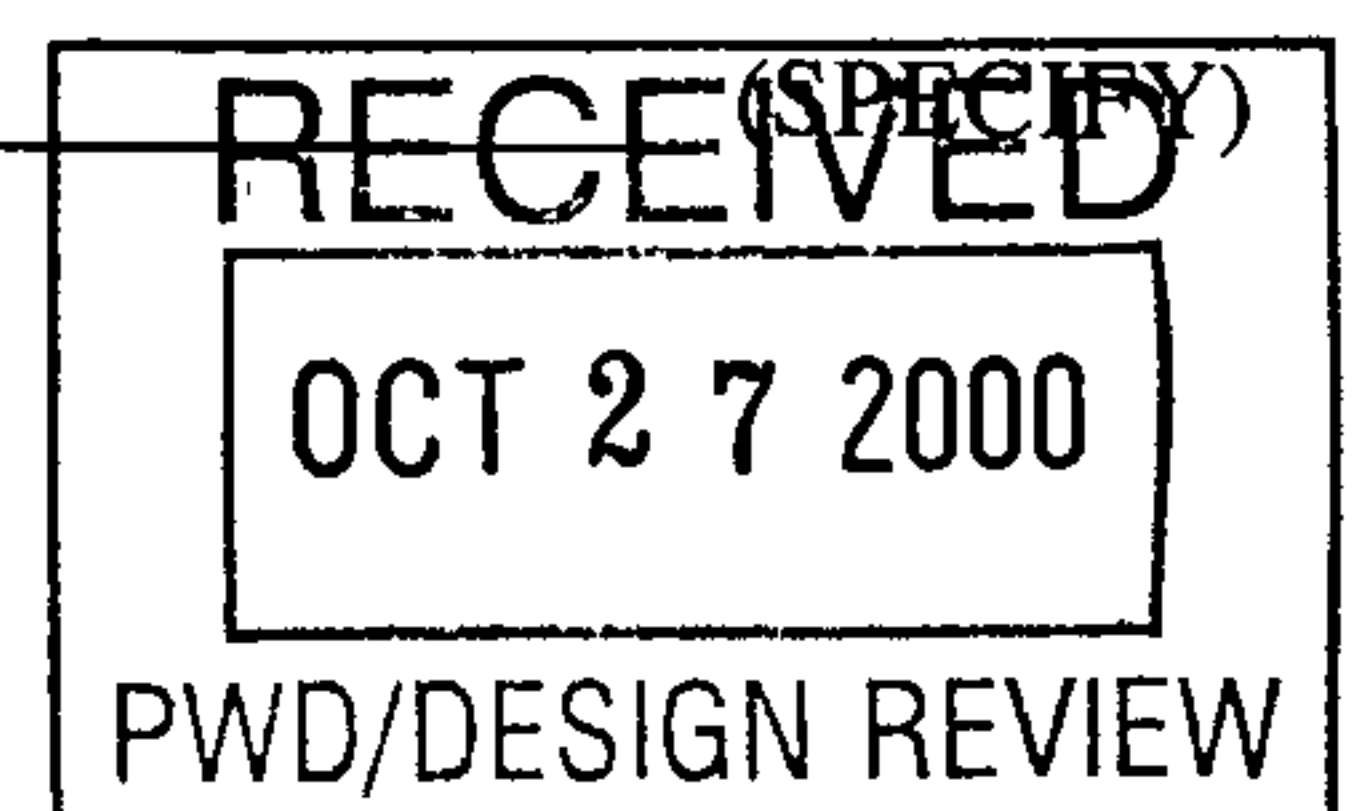
☐ ROUGH GRADING PERMIT APPROVAL

DATE SUBMITTED: OCTOBER 26, 2000

☐ GRADING/PAVING PERMIT APPROVAL

BY: LARRY READ

☒ OTHER SO-19





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 27, 1992

Victor Chavez, P.E.
Chavez-Grievess Consulting Engineers
4600-C Montgomery Boulevard, NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR AN ADDITION TO ALAMO RENT-A-CAR
(M-15/D24) REVISION DATED MARCH 17, 1992

Dear Mr. Chavez:

Based on the information provided on your submittal of March 17, 1992, the above referenced plan is approved for Building Permit.

Please be advised that prior to Certification of Occupancy release, the following concerns will need to be completed:

1. Engineer's Certification per the DPM Checklist of the proposed addition and also certification of all items listed on my letter of February 18, 1992 to you and items listed on your letter dated March 26, 1992.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya
Bernie J. Montoya, C.E.
Engineering Assistant

xc: Alan Martinez

BJM/bsj
(WP+1040)

PUBLIC WORKS DEPARTMENT



CHAVEZ-GRIEVES/CONSULTING ENGINEERS, INC.

4600 MONTGOMERY N.E., BUILDING C, #101
ALBUQUERQUE, NEW MEXICO 87109
(505) 881-7376 FAX (505) 883-7119

March 26, 1992

MAR 26 1992

Mr. Bernie Montoya
The City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: ALAMO RENT-A-CAR, INC. M-15/D24

Dear Mr. Montoya:

I have visited the above-referenced site and have identified some construction items which still are not in compliance with the latest edition of the approved grading and drainage plan for the site. These items are outlined, as follows:

1. The southern 1/3 of the swale along the west side of the site still is not in compliance with the plan. Some erosion is still occurring between the Alamo Rent-A-Car site and its western neighbor.
2. The railroad tie retaining wall located at the northwest corner of the site is still to be revised to fully utilize the sidewalk culvert at this location.

The curb and gutter replacement and relandscaping of the damaged site west of Alamo Rent-A-Car has been completed, as well as modification and further enhancement of the railroad tie retaining wall along the northern 2/3 of the west boundary, as well as reshaping of the drainage swale which has been completed.

Fred Gorenz of Gerald Martin Construction has committed to completing any construction necessary to bring this site into compliance with approved grading and drainage plan. This

construction will take place, concurrently, with the new construction involving the addition of a building on the site. Compliance of this construction will be certified for both projects at the completion of all construction.

If you have any questions or comments regarding the above, please do not hesitate to call me.

Sincerely,

CHAVEZ-GRIEVES CONSULTING ENGINEERS, INC.

A handwritten signature in cursive script, appearing to read "Mike J. Walla".

Mike J. Walla, P.E.

MJW:ms

CC: Fred Gorenz, Gerald Martin Construction

DRAINAGE INFORMATION SHEET

PROJECT TITLE: ALAMO RENT-A-CAR ZONE ATLAS/DRNG. FILE #: M-15/1024

LEGAL DESCRIPTION: BLOCK F OF THE LOVELACE HEIGHTS ADDITION, CITY OF ALBUQ., COUNTY OF BERNALILLO, STATE OF NEW MEXICO

CITY ADDRESS: RANDOLPH ROAD AND YALE BLVD. SE

ENGINEERING FIRM: CHAVEZ-GRIEVES CONTACT: MIKE WALLA

ADDRESS: 4600-C MONTGOMERY BLVD. NE. STE 101 PHONE: 881-7376

OWNER: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: MARQUEZ SURVEYING CO. CONTACT: C.S. MARQUEZ

ADDRESS: 902 5TH NW PHONE: 842-6579

CONTRACTOR: GERALD MARTIN CONTACT: FRED GORENZ

ADDRESS: 8501 JEFFERSON PHONE: 828-1144

PRE-DESIGN MEETING:

☒ YES

☐ NO

☐ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☒ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☒ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☒ BUILDING PERMIT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER _____ (SPECIFY)

RECEIVED
MAR 17 1992

DATE SUBMITTED: 3/17/92

BY: MIKE WALLA



CHAVEZ-GRIEVES/CONSULTING ENGINEERS, INC.

4600 MONTGOMERY N.E., BUILDING C, #101
ALBUQUERQUE, NEW MEXICO 87109
(505) 881-7376 FAX (505) 883-7119

MAR 9 1992

March 9, 1992

Mr. Bernie Montoya
The City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: ALAMO RENT-A-CAR INC.
M-15/D24

Dear Mr. Montoya:

I have visited the above-referenced site with Mr. Fred Gorenz of Gerald Martin Construction Company to review the items outlined in your letter dated February 20, 1992.

1. The swale along the west side will be developed as shown on the original construction documents, by modifying the railroad tie retaining wall and providing some regrading towards the north. Please note that this swale was not intended to take off-site flows since those have not historically entered the site, but instead drain directly to the west. The erosion which is evident along the west property line was due to the redirection of overflow water from the washer area and this trickle flow washed out sediment between the railroad ties.
2. The poly drain channel on the south side of the building has been cleaned and cleanouts have been provided for future maintenance. Use of this poly drain channel will minimize flow to the adjacent property directly to the west and should prevent future erosion.
3. See items 1. and 2.

2
6/44
#2

4. The railroad retaining wall at the entrance to the sidewalk culvert is being placed as shown on the original construction documents. The concrete lining at the inlet to the sidewalk, which was added after construction was completed, is being modified to utilize the full extent of the sidewalk culvert.

It was our observation, upon visiting the site, that the erosion west of the adjacent driveway reflects flows from not only the Alamo site, but from the road and the effect of discharge from a parking lot directly north of Alamo. In speaking with the manager at the facility, we found that in a very intense rain storm last summer the flow from the street exceeded curb height. This flooded the discharge from the sidewalk culvert and directed street flows to the south and over the driveway on the adjacent property to the west. While the flow from the Alamo site obviously contributed to this, it appears that it was a very unusual condition that caused the extreme erosion to occur. Subsequent flow from Alamo exasperated the condition and caused it to deteriorate further. The parkway immediately south of the curb will be rebuilt with an impermeable liner and larger aggregate gravel to prevent future erosion.

If you should have any questions or comments regarding the above, or need any further assistance, please do not hesitate to call me.

Very truly yours,

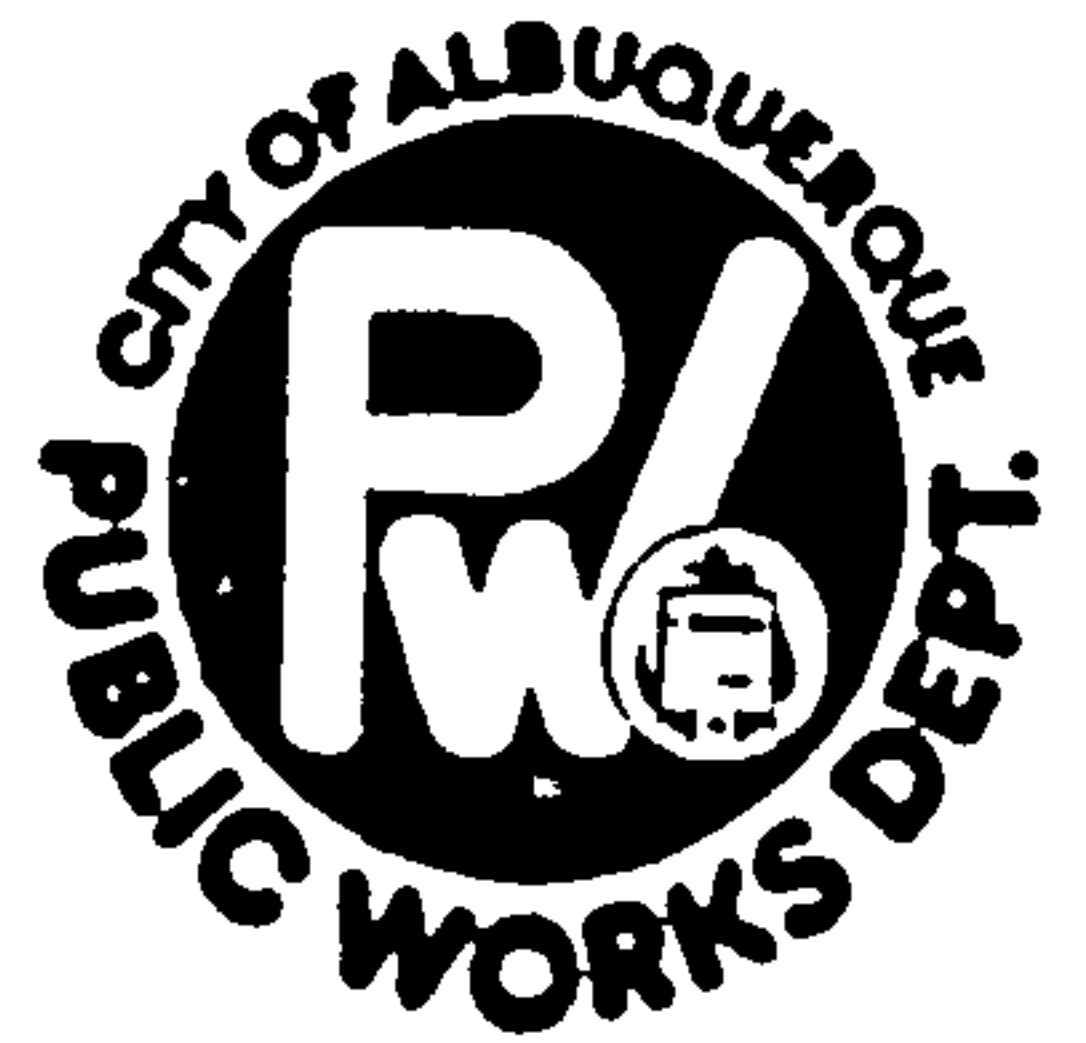
CHAVEZ-GRIEVES CONSULTING ENGINEERS, INC.



Victor J. Chavez, P.E.

VJC:ms

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**



ENGINEERING GROUP

INTER-OFFICE CORRESPONDENCE

February 19, 1992

TO: Steve D. Gallegos, City Councillor, District III

FROM: Robert E. Gurule, Director, Public Works Department

SUBJECT: DAMAGE TO RIGHT-OF-WAY ON RANDOLPH ROAD SE

On January 22, 1992 one of my staff Engineers from the Hydrology Section conducted an investigation into Mr. Zmuda's concerns.

Attached are copies of some correspondence from my staff Engineer outlining the steps that will be initiated to correct the problem that has originated from the Alamo Rent A Car Inc.

I will keep you informed on any further developments pertaining to this situation.

cc: Arthur A. Blumenfeld, CAO, Mayor's Office
Lawrence Rael, Assistant to CAO, Mayor's Office
Walter H. Nickerson, Assistant Director - PWD
Denise Wilcox,

REG:BJM:jc
WP+3197



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 18, 1992

Mr. Joseph F. Zmuda
1605 Wagontrain Drive SE
Albuquerque, New Mexico 87123

RE: COMPLAINT AT RANDOLPH ROAD SE (M-15/D24)

Dear Mr. Zmuda:

This letter is in response to your concerns of damage to public right-of-way on Randolph Road SE.

On January 22, 1992 a field inspection was conducted to determine the cause of the erosion. It was found that the drainage design for Alamo Rent A Car Inc. which was approved by the City Hydrology Department was not built per the approved plan. Prior to Alamo Rent A Car Inc. obtaining their Certificate of Occupancy, the site was certified by the Engineering firm that originally designed the Hydrology concept. They certified that it was built in close compliance to the approved plan.

A letter has been sent to the Engineer and owner outlining the deficiencies found during our inspection of January 22, 1992.

I thank you for your concern of public property being destroyed. We will be working with the Engineer and owner to correct the damaged Right-Of-Way and also correct the internal problem with the drainage within the Alamo Rent A Car Inc.

If I can be of further assistance, please feel free to contact me at 768-2650.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya, CE
Engineering Assistant

BJM:jc
WP+1040

PUBLIC WORKS DEPARTMENT



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 18, 1992

Victor Chavez, P.E.
Chavez-Grievess Consulting Engineers
4600-C Montgomery Boulevard, NE
Albuquerque, New Mexico 87109

RE: DRAINAGE COMPLAINT AT ALAMO CAR RENTAL (M-15/D24)

Dear Mr. Chavez:

A letter was received from a concerned citizen in reference to some run-off damage within the south side of the public Right-Of-Way on Randolph SE.

A field inspection was conducted on January 22, 1992 to determine the cause of the problem. The run-off generated within the Alamo Car Rental and the off-site flows being generated on the south side of the site where designed to sheet flow in a northwesterly direction toward a swale which would then carry the flows down towards a sidewalk culvert onto Randolph SE. Our field inspection revealed the following:

1. Swale along the west side does not seem to have sufficient depth to carry the developed and off-site flows.
2. Polydrain channels on the southside of the site where not visible.
3. Erosion onto the adjacent property to the west has already taken place.
4. Railroad retaining wall at the entrance to the sidewalk culvert is not in place.

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500


AN EQUAL OPPORTUNITY EMPLOYER

Victor Chavez
February 18, 1992
Page two

The damage to the public right-of-way within Randolph Road SE may have to be corrected by the Alamo Rent A Car Inc. There is no evidence of erosion upstream of the Alamo Rent A Car. I recommend that you contact Jim Ducken at Alamo (842-4057) as soon as possible to discuss what solutions may be available to correct the problem.

If I can be of further assistance, please feel free to contact me at 768-2650.

Sincerely,

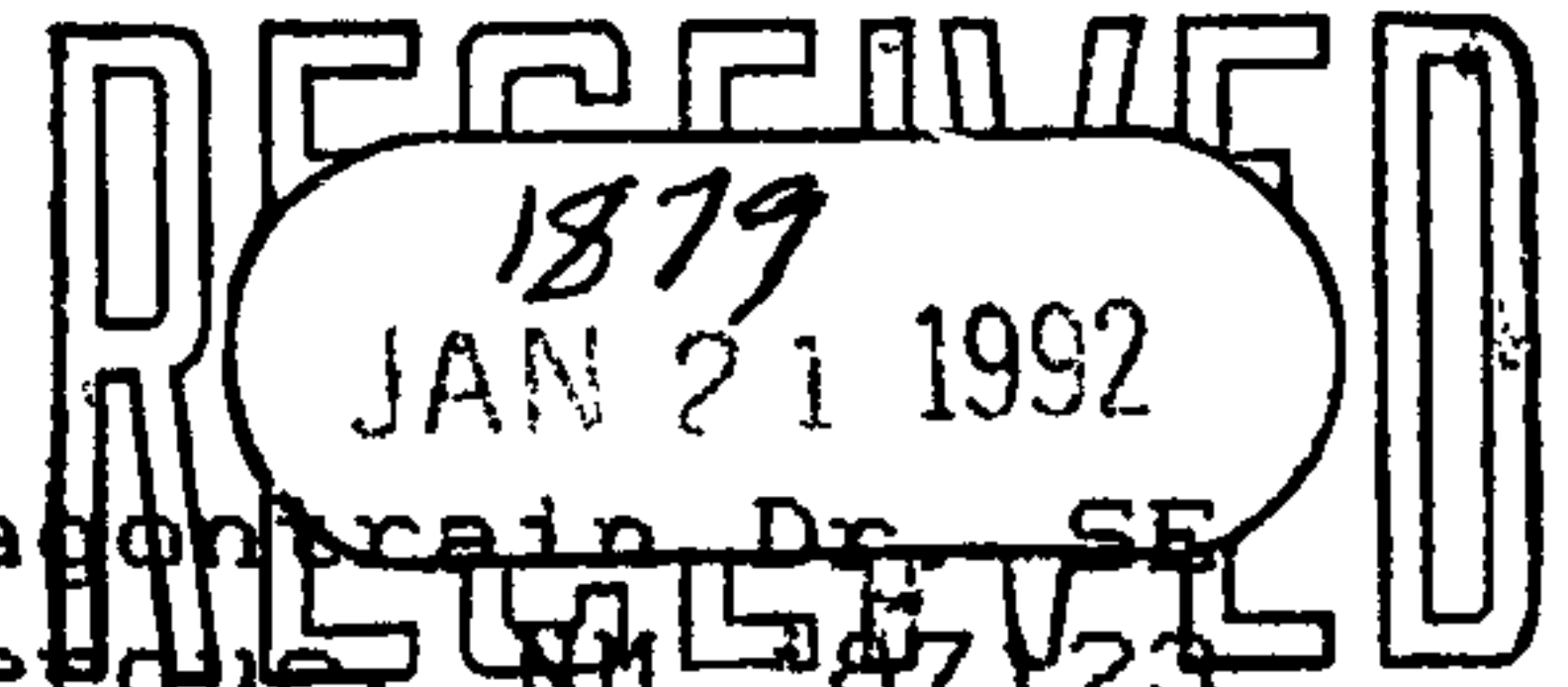

Bernie J. Montoya, CE
Engineering Assistant

cc: Jim Ducken
City Manager for Alamo Rent A Car
2601 Yale SE
Albuquerque, New Mexico 87106

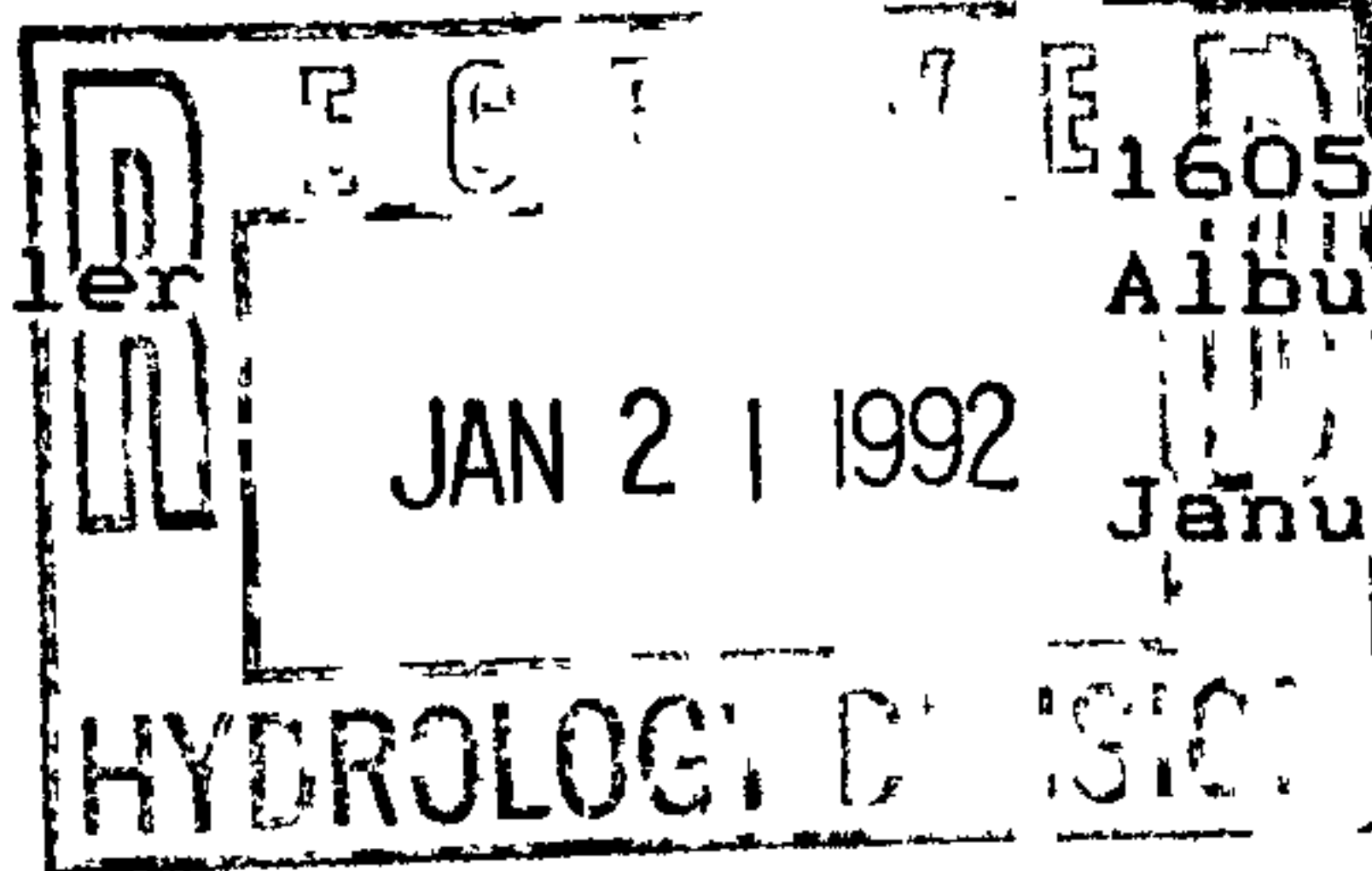
BJM:jc
WP+1040

M 16-172A

PWD/ENGINEERING GROUP



Public Works Dept.
City Engineer, Russell Givler
PO Box 1293
Albuquerque, NM 87103



1605 Wagontrain Dr. SE
Albuquerque, NM 87123

January 16, 1992

Dear Mr. Givler:

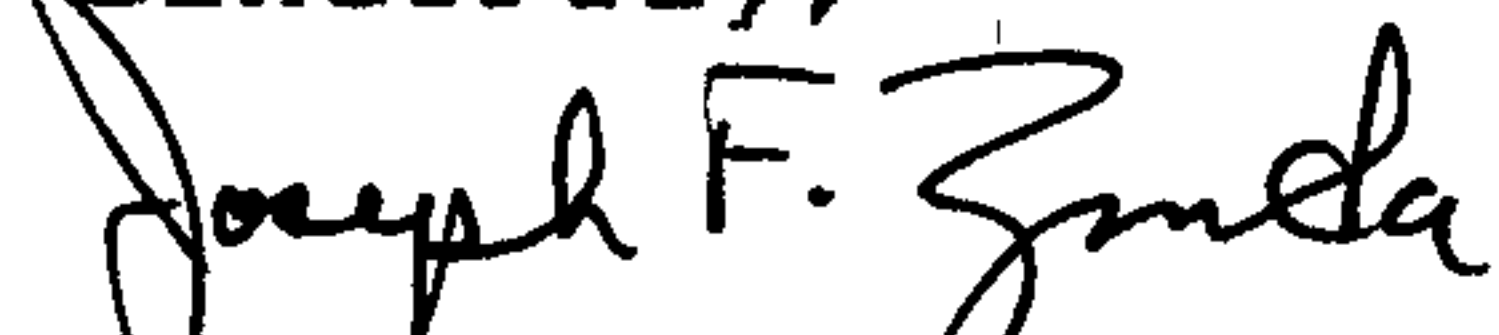
I wish to bring a situation to your attention which, if not repaired soon could lead to expensive street repairs. It involves the discharge of about two acres of surface runoff from the paved Alamo car rental lot at the corner of Yale and Randolph, SE. As a result of the runoff over the past year, the curbing in front of the Wagontrain Communications building has been undermined and has caved in.

I have started my daily run at this location for about two years now, so I have observed the evolution of the problem firsthand. It got especially bad this past Summer with a couple of heavy rains. The runoff from the entire Alamo lot is guided to the Northwest corner and discharged under a fence through a concrete trough which is no more than two inches deep! The trough extends under the sidewalk, covered by a steel plate. The owners of the Alamo lot have repaired the washout adjacent to the trough at least twice during the past year. Currently, the trough under the steel plate is clogged with debris from the cars which are being cleaned there. This exacerbates the situation, causing all of the runoff to head toward the deteriorated curbing. Currently, someone is trying to cover up the situation by placing dirt and gravel behind the washed out curbing. They probably saw me taking pictures there last week.

I don't know who, in city government, approved the design of the lot without due consideration for runoff, but they should be reprimanded. I feel that this problem is the direct result of the lot design, and as such, any repair of city property should be the responsibility of the lot owner. Not a cent of city tax money should be spent repairing the damage. The lot owner ought to be made to redesign the lot for runoff by connecting it directly into the storm drainage system, if there is one there. Or, provisions should be made to adequately discharge the appropriate amount of runoff directly into the street somehow.

I have photographs of the situation as it existed during the first week of January, if you are interested. In any case, the responsible city engineer ought to investigate the problem and contact the lot owner to ensure that appropriate repairs, redesigns and construction takes place without the use of tax monies.

Sincerely,


Joseph F. Zmuda

cc: Councilman Steve Gallegos

FILE CO

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103



KEN SCHULTZ
MAYOR

September 28, 1989

Victor Chavez, P.E.
Chavez-Grievess Consulting Engineers
4600-C Montgomery Boulevard, NE
Albuquerque, New Mexico 87109

RE: CERTIFICATION FOR ALAMO CAR RENTAL
(M-15/D24) CERTIFICATION STATEMENT DATED AUGUST 31, 1989

Dear Mr. Chavez:

Based on the information provided on your submittal of September 15, 1989,
Certification is acceptable.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+1040)

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

DRAINAGE INFORMATION SHEET

PROJECT TITLE: ALAMO CAR RENTAL ZONE ATLAS/DRNG.FILE #: M-15/D24

LEGAL DESCRIPTION: LOVELACE HEIGHTS, BLOCK E

CITY ADDRESS: YALE & RANDOLPH S.E.

ENGINEERING FIRM: CHAVEZ-GRIEVES CONS. ENG CONTACT: RICARDO SANCHEZ

ADDRESS: 4600-C MONTGOMERY NE PHONE: 881-7376

OWNER: DKBERT CONTACT: JOHN BOWMAN

ADDRESS: THE 110 TOWER, 110 SE 6TH ST PHONE: 1-800-327-0400
FT. LAUDERDALE, FL. 33301

ARCHITECT: RAY MITCHAM CONTACT: BILL STONE

ADDRESS: C/O GERALD MARTIN PHONE: 623-7111
P.O. BOX 36960

SURVEYOR: MARQUEZ SURVEYING CONTACT: MR. MARQUEZ

ADDRESS: 1311 SILVER SW PHONE: 842-6579

CONTRACTOR: GERALD MARTIN CONTACT: FRED GORENZ

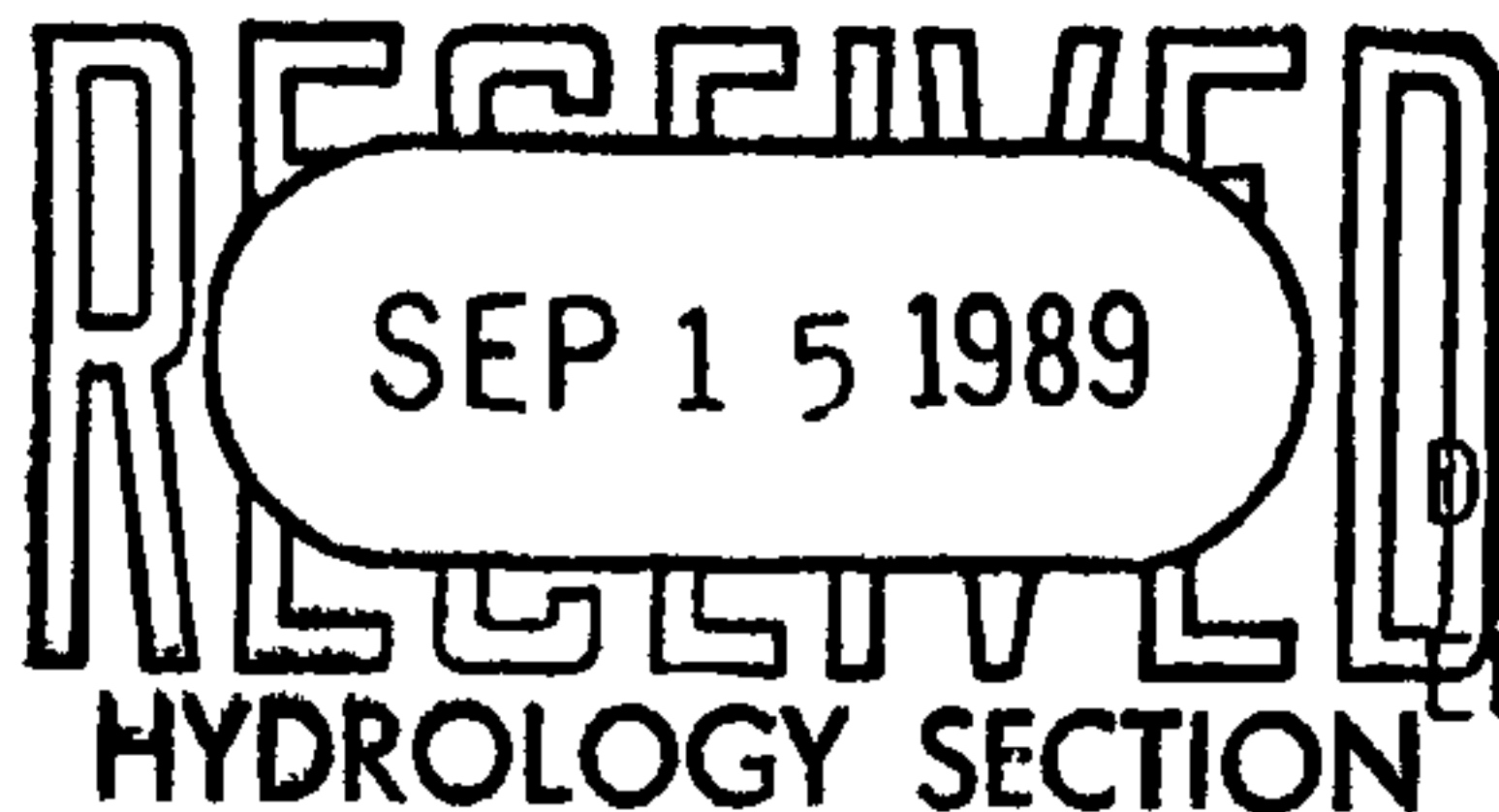
ADDRESS: P.O. BOX 36960 PHONE: 881-4646

PRE-DESIGN MEETING:

YES

NO

COPY OF CONFERENCE RECAP
SHEET PROVIDED



DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

DRAINAGE REPORT

DRAINAGE PLAN

CONCEPTUAL GRADING & DRAINAGE PLAN

GRADING PLAN

EROSION CONTROL PLAN

X ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

SKETCH PLAT APPROVAL

PRELIMINARY PLAT APPROVAL

SITE DEVELOPMENT PLAN APPROVAL

FINAL PLAT APPROVAL

BUILDING PERMIT APPROVAL

FOUNDATION PERMIT APPROVAL

X CERTIFICATE OF OCCUPANCY APPROVAL

ROUGH GRADING PERMIT APPROVAL

GRADING/PAVING PERMIT APPROVAL

OTHER _____ (SPECIFY)

DATE SUBMITTED: 9/14/89

BY: [Signature]

DRAINAGE INFORMATION SHEET

PROJECT TITLE: ALAMO CAR RENTAL ZONE ATLAS/DRNG.FILE #: M-15/1524

LEGAL DESCRIPTION: LOVELACE HEIGHTS, BLOCK F

CITY ADDRESS: YALE & RANDOLPH S.E.

ENGINEERING FIRM: CHAVEZ-GRIEVES CONS. ENG CONTACT: RICARDO SANCHEZ

ADDRESS: 4600-C MONTGOMERY NE PHONE: 881-7376

OWNER: DKBERT CONTACT: JOHN BOWMAN

ADDRESS: THE 110 TOWER, 110 SE 6TH ST PHONE: 1-800-327-0400
FT. LAUDERDALE, FL. 33301

ARCHITECT: RAY MITCHAM CONTACT: BILL STONE

ADDRESS: C/O GERALD MARTIN PHONE: 623-7111
P.O. BOX 36960

SURVEYOR: MARQUEZ SURVEYING CONTACT: MR. MARQUEZ

ADDRESS: 1311 SILVER SW PHONE: 842-6579

CONTRACTOR: GERALD MARTIN CONTACT: FRED GORENZ

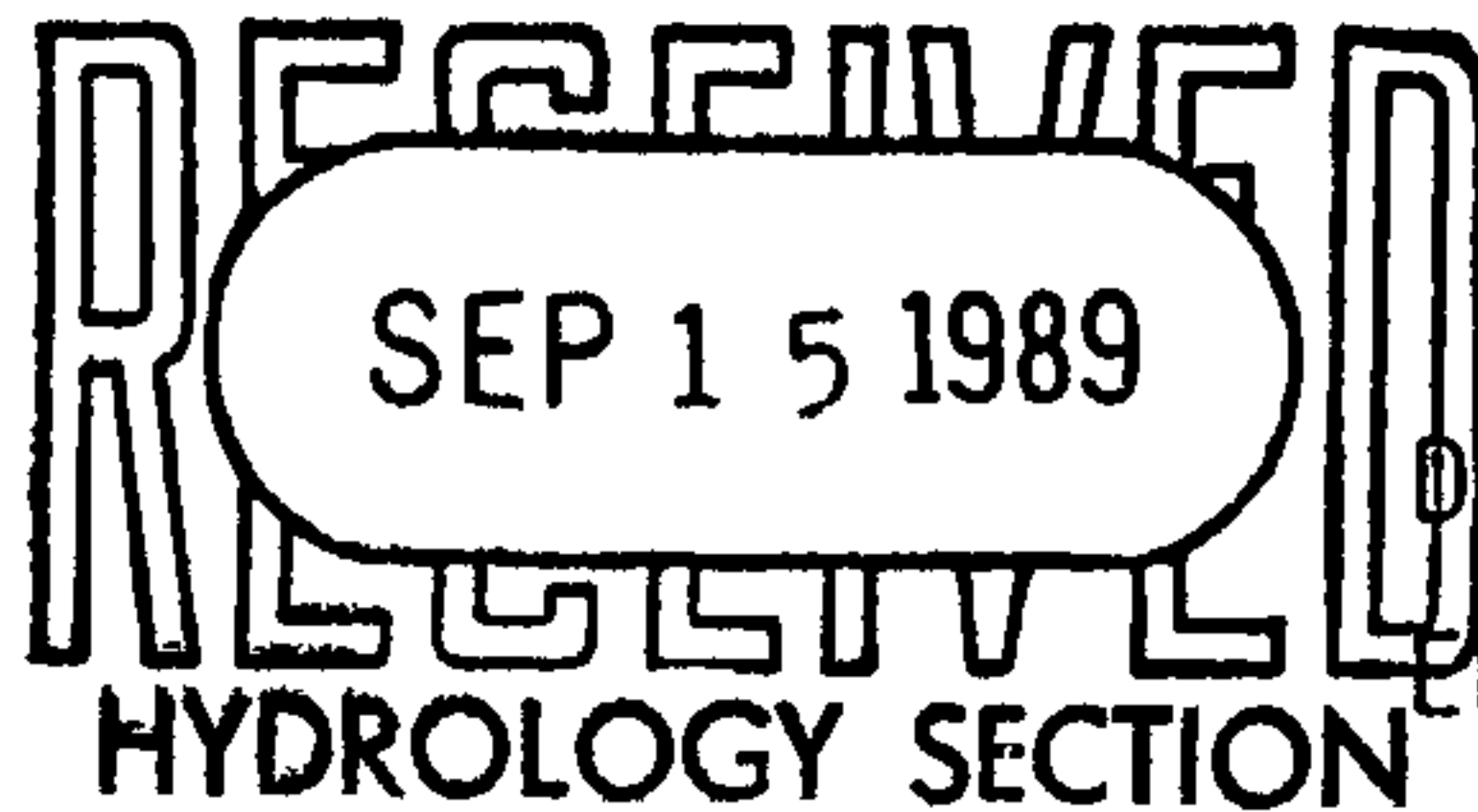
ADDRESS: P.O. BOX 36960 PHONE: 881-4646

PRE-DESIGN MEETING:

☐ YES

☐ NO

☐ COPY OF CONFERENCE RECAP
SHEET PROVIDED



DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☐ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☐ GRADING PLAN

☐ EROSION CONTROL PLAN

☒ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☐ BUILDING PERMIT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☒ CERTIFICATE OF OCCUPANCY APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 9/14/89

BY: [Signature]

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**



INTER-OFFICE CORRESPONDENCE

July 18, 1989

ENGINEERING GROUP

TO: Jacob Baca, Transportation System Division

FROM: Fred J. Aguirre, Hydrologist; Engineering Group/PWD

SUBJECT: PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHTS-OF-WAY/EASEMENT
ALAMO RENT-A-CAR (M-15/D24)

Transmitted herewith, is a copy of the approved drainage plan for the referenced project incorporating the S.O. #19 design.

In accordance with the new process, this plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed-off S.O. #19 is required by this office for Certificate of Occupancy release; hence your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation, and if you should have any questions and/or comments regarding the process, please feel free to call me at 768-2650.

FJA/bsj

Attachment

Gerald Martin
593588

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW
CHIEF
ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

RAY R. BACA
DEPUTY CAO
PUBLIC SAFETY

July 18, 1989

Victor Chavez, P.E.
Chavez-Grieves Consulting Engineers
4600-C Montgomery Boulevard, NE
Albuquerque, New Mexico 87109

RE: REVISED DRAINAGE PLAN FOR ALAMO CAR RENTAL
(M-15/D24) REVISION DATED JUNE 9, 1989

Dear Mr. Chavez:

Based on the information provided on your resubmittal of June 13, 1989, the referenced drainage plan is approved for building permit.

Because of the substantial change in grade, Engineer Certification per the D.P.M. Engineer's Certification Checklist will be required prior to release of the Certificate of Occupancy.

Also, a separate permit is required for construction within City right-of-way. A copy of this approval letter will be needed when applying for the excavation permit.

If the building permit has already been issued, it is your responsibility that the contractor be supplied with a copy of this revised approved plan.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya
Bernie J. Montoya, C.E.
Engineering Assistant

xc: Becky Sandoval

BJM/bsj
(WP+1040)

DRAINAGE INFORMATION SHEET

PROJECT TITLE: ALAMO CAR RENTAL ZONE ATLAS/DRNG.FILE #: M-15/1024

LEGAL DESCRIPTION: LOVELACE HEIGHTS, BLOCK E

CITY ADDRESS: YALE & RANDOLPH S.E.

ENGINEERING FIRM: CHAVEZ-GRIEVES CONS. ENG CONTACT: RICARDO SANCHEZ

ADDRESS: 4600-C MONTGOMERY NE PHONE: 881-7376

OWNER: DKBERT

CONTACT: JOHN BOWMAN

ADDRESS: THE 110 TOWER, 110 SE 6TH ST
FT. LAUDERDALE, FL. 33301

PHONE: 1-800-327-0400

ARCHITECT: RAY MITCHAM

CONTACT: BILL STONE

ADDRESS: C/O GERALD MARTIN
P.O. BOX 36960

PHONE: 623-7111

SURVEYOR: MARQUEZ SURVEYING

CONTACT: MR. MARQUEZ

ADDRESS: 1311 SILVER SW

PHONE: 842-6579

CONTRACTOR: GERALD MARTIN

CONTACT: FRED GORENZ

ADDRESS: P.O. BOX 36960

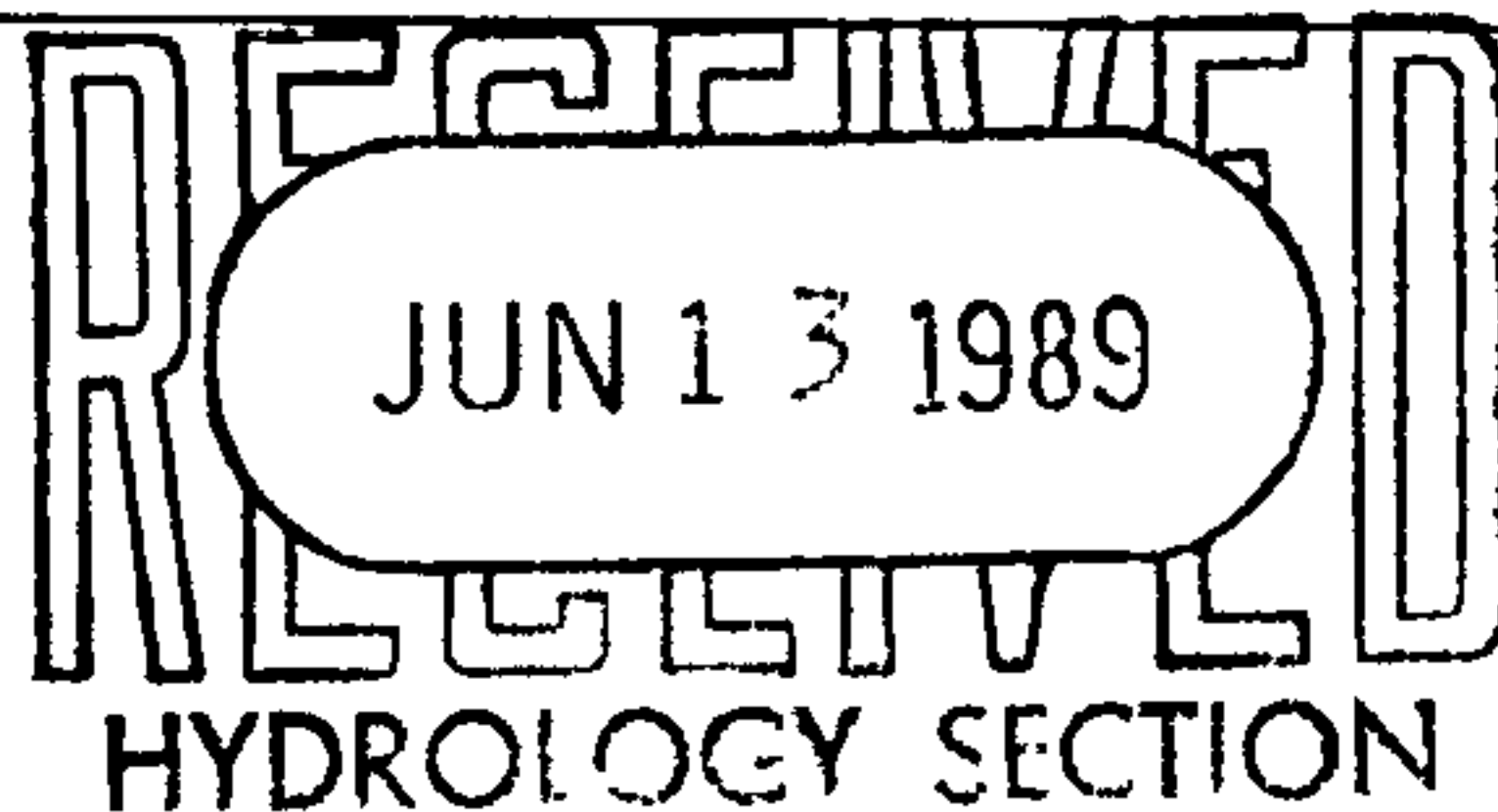
PHONE: 881-4646

PRE-DESIGN MEETING:

☒ YES

☐ NO

☒ COPY OF CONFERENCE RECAP
SHEET PROVIDED



DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☒ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☒ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☒ BUILDING PERMIT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

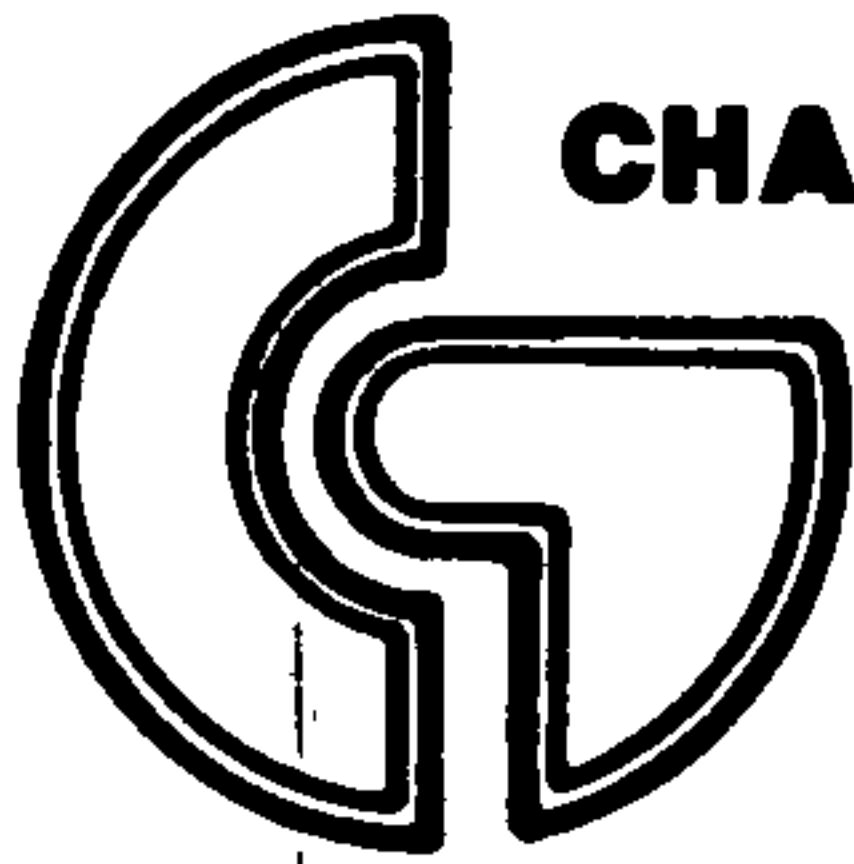
☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 4/13/89

BY: Ricardo Sanchez



CHAVEZ-GRIEVES / CONSULTING ENGINEERS, INC.

4600 MONTGOMERY N.E., BUILDING C, #101
ALBUQUERQUE, NEW MEXICO 87109
(505) 881-7376

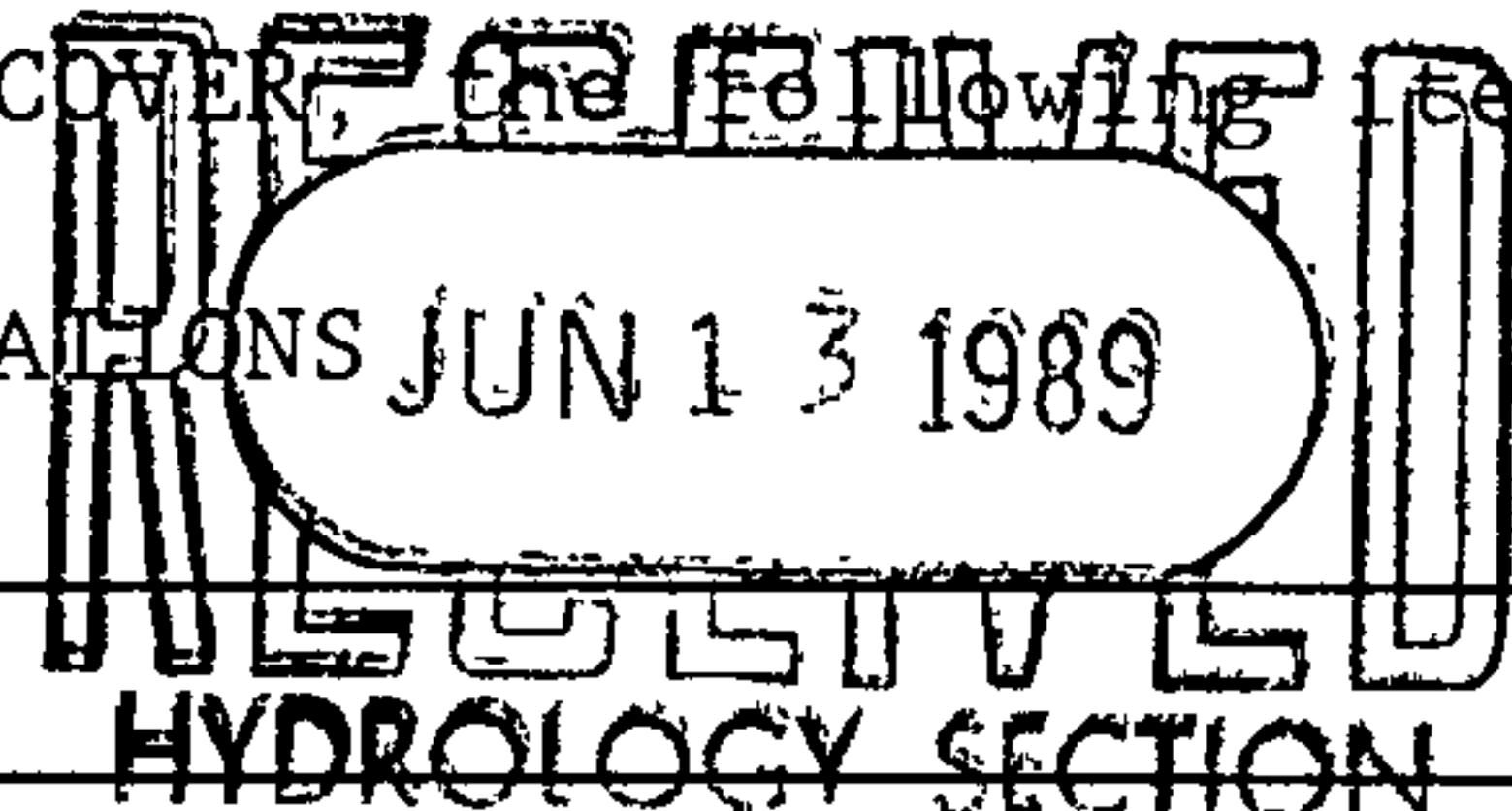
LETTER OF TRANSMITTAL

TO: CITY OF ABQ
HYDRO SECTION

DATE: 4/13/89
JOB # _____
RE: ALAMO CCM RENTAL

We are sending you ☒ ATTACHED ☐ UNDER SEPARATE COVER, the following items:

<input type="checkbox"/> SHOP DRAWINGS	<input type="checkbox"/> CHANGE ORDER	<input type="checkbox"/> SPECIFICATIONS
<input type="checkbox"/> COPY OF LETTER	<input type="checkbox"/> PLANS	<input type="checkbox"/> _____
<input type="checkbox"/> PRINTS	<input type="checkbox"/> SAMPLES	<input type="checkbox"/> _____



<u>COPIES</u>	<u>DATE</u>	<u>NO.</u>	<u>DESCRIPTION</u>
<u>2</u>	<u>5/16</u>	<u>6 & D</u>	<u>PLAN</u>
<u>1</u>	<u>INFO</u>	<u>SHEET</u>	<u>W/ ATT.</u>

THESE ARE TRANSMITTED as checked below:

<input type="checkbox"/> FOR APPROVAL	<input type="checkbox"/> SUBMIT <input type="checkbox"/> COPIES FOR DISTRIBUTION
<input type="checkbox"/> FOR YOUR USE	<input type="checkbox"/> RETURN <input type="checkbox"/> CORRECTED PRINTS
<input type="checkbox"/> AS REQUESTED	<input type="checkbox"/> RETURNED AFTER LOAN TO US
<input type="checkbox"/> FOR REVIEW AND COMMENT	<input type="checkbox"/> FOR BIDS DUE <u>19</u>
<input type="checkbox"/> REVISE TO MATCH SHOP DRAWING STAMP	

REMARKS:

COPY TO: _____

SIGNED: _____

Richard Sanchez
RICARDO SANCHEZ

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 3, 1989

Victor Chavez, P.E.
Chavez-Grieves Consulting Engineers
4600-C Montgomery Boulevard, NE
Albuquerque, New Mexico 87109

RE: REVISED DRAINAGE PLAN FOR ALAMO CAR RENTAL
(M-15/D24) ENGINEER'S STAMP DATED MARCH 16, 1989

Dear Mr. Chavez:

Based on the information provided on your resubmittal of March 17, 1989, the referenced drainage plan is approved for building permit.

Because of the substantial change in grade, Engineer Certification will need to be submitted prior to Certificate of Occupancy.

Also, a separate permit is required for construction within City right-of-way. A copy of this approval letter will be needed when applying for the excavation permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

A handwritten signature in cursive script, reading 'Bernie J. Montoya', is written above the typed name.

Bernie J. Montoya, C.E.
Engineering Assistant

xc: Becky Sandoval

BJM/bsj
(WP+1040)



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

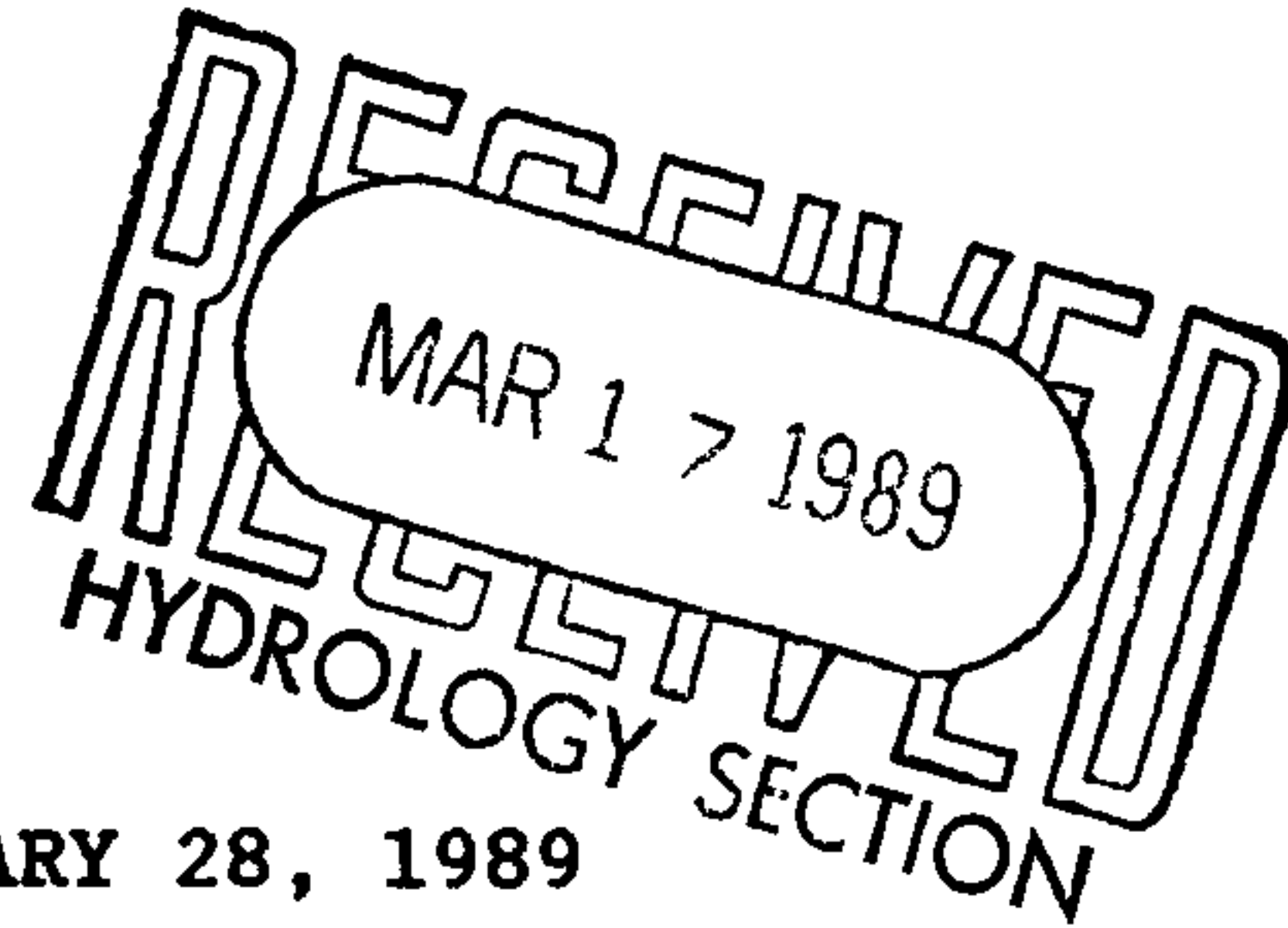
CLARENCE V. LITHGOW
CHIEF
ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

March 8, 1989

Victor Chavez, P.E.
Chavez-Grievess Consulting Engineers
4600-C Montgomery Boulevard, NE
Albuquerque, New Mexico 87109



RE: DRAINAGE PLAN FOR ALAMO CAR RENTAL
(M-15/D24) ENGINEER'S STAMP DATED FEBRUARY 28, 1989

Dear Mr. Chavez:

Based on the information provided on your submittal of March 1, 1989, listed are certain concerns that will need to be addressed prior to approval.

- ✓ 1. Your plan indicates off site flows entering from the south. Please indicate how the proposed flows will be accepted and passed through the site. Also, please quantify.
2. More information is needed on your proposed polydrain channels.
- ✓ 3. Cross section of the proposed channel on the west property line. Spot elevations on the top of curb.
- ✓ 4. Elevation at the property line must be one foot above the flow line.
5. Legal description on plan drawing indicates Parcel F-1 and Parcel F-2. Has there been a recent replat? If so, please provide me with a copy of the approved replat. You may have to address cross lot line drainage.
- ✓ 6. Please indicate what portion of retaining walls will be concrete instead of rail road.

C26 115
FEB 28
1989
C26 115

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya
Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+1040)

DRAINAGE INFORMATION SHEET

PROJECT TITLE: ALAMO CAR RENTAL ZONE ATLAS/DRNG.FILE #: M-15/D24

LEGAL DESCRIPTION: LOVELACE HEIGHTS, BLOCK F

CITY ADDRESS: YALE & RANDOLPH S.E.

ENGINEERING FIRM: CHAVEZ-GRIEVES, CONS. ENG CONTACT: RICARDO SANCHEZ

ADDRESS: 4600-C MONTGOMERY NE PHONE: 881-7376

OWNER: DKBERT CONTACT: JOHN BOWMAN

ADDRESS: THE 110 TOWER, 110 SE 6th ST PHONE: 1-800-327-0400
FT. LAUDERDALE, FL. 33301

ARCHITECT: RAY MITCHAM CONTACT: BILL STONE

ADDRESS: C/O GERALD MARTIN PHONE: 623-7111
P.O. BOX 36960

SURVEYOR: MARQUEZ SURVEYING CONTACT: MR. MARQUEZ

ADDRESS: 1311 SILVER SW PHONE: 842-6579

CONTRACTOR: GERALD MARTIN CONTACT: FRED GORENZ

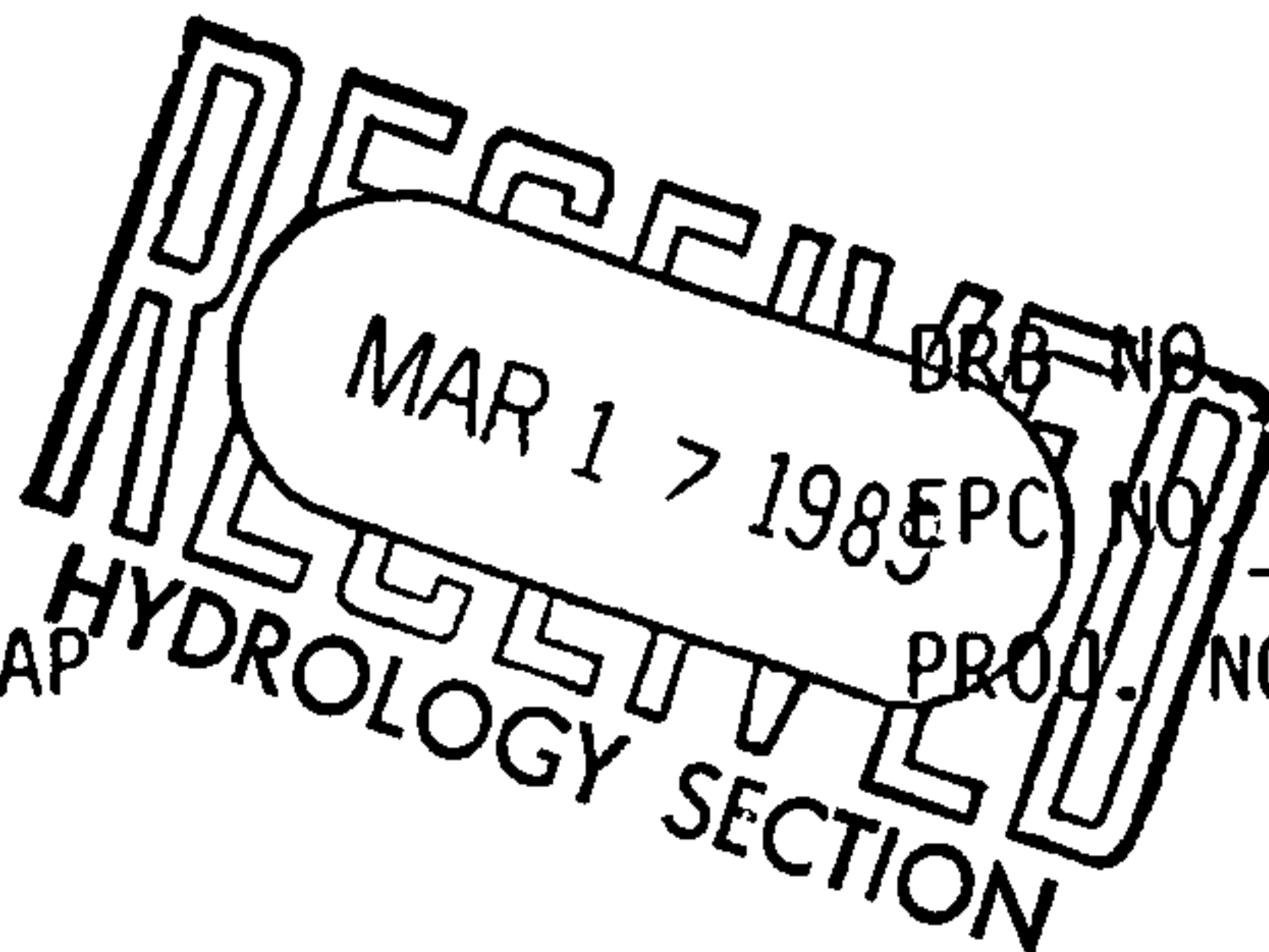
ADDRESS: P.O. BOX 36960 PHONE: 881-4646

PRE-DESIGN MEETING:

☒ YES

☐ NO

☒ COPY OF CONFERENCE RECAP SHEET PROVIDED



TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☒ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☒ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☒ BUILDING PERMIT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER _____ (SPECIFY)

DATE SUBMITTED:

3-16-89

BY:

[Signature]



CHAVEZ—GRIEVES / CONSULTING ENGINEERS, INC.

4600 MONTGOMERY N.E., BUILDING C, #101
ALBUQUERQUE, NEW MEXICO 87109
(505) 881-7376

LETTER OF TRANSMITTAL

TO: COA
HYD

DATE: 3/16/89
JOB NO. _____
RE: ALAMO CAR
RENTAL

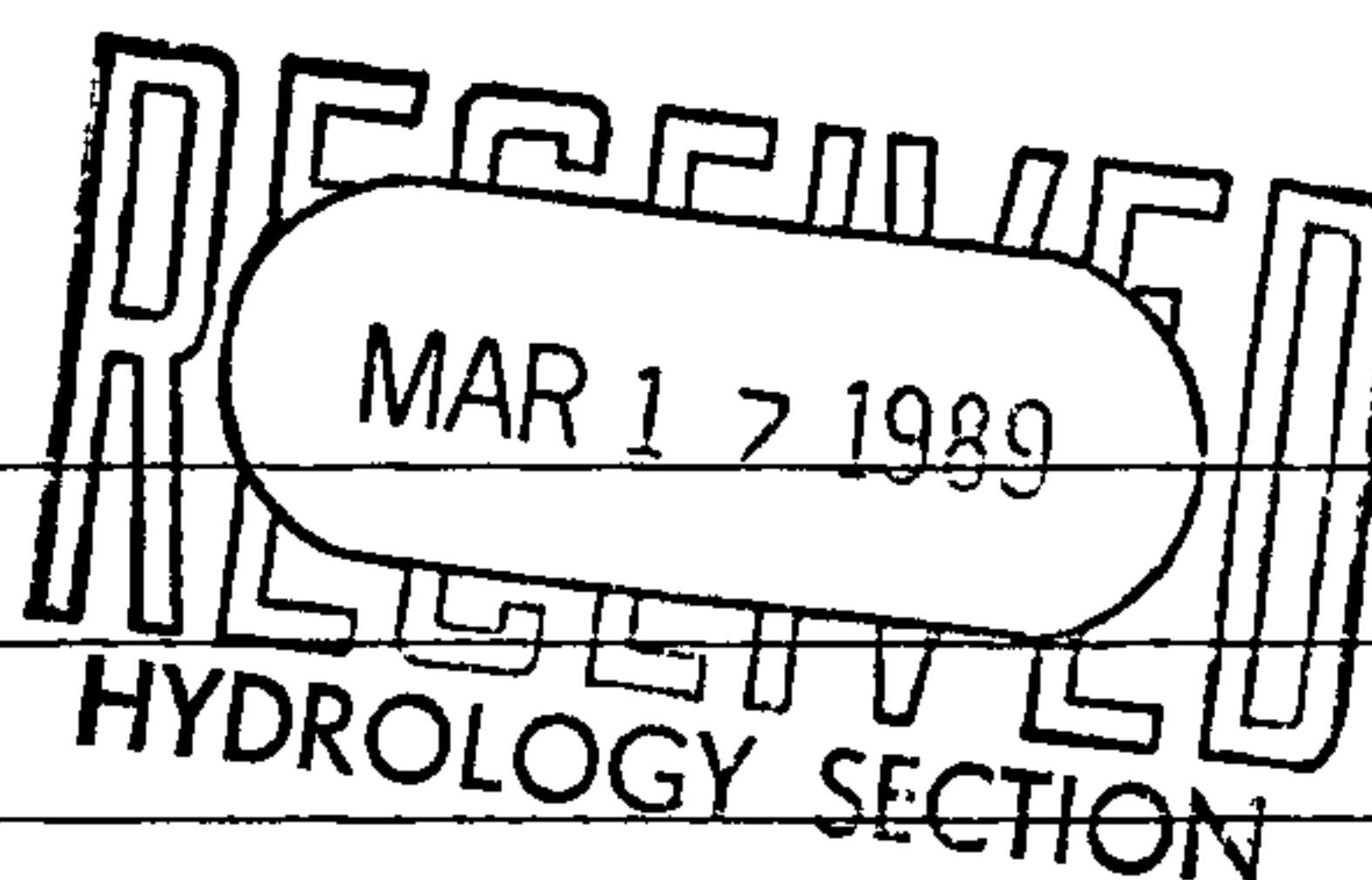
GENTLEMEN:

We are sending you X ATTACHED _____ UNDER SEPARATE COVER the following items:

___ SHOP DRAWINGS ___ CHANGE ORDER ___ SPECIFICATIONS
___ COPY OF LETTER ___ PLANS
___ PRINTS ___ SAMPLES

COPIES DATE NO. DESCRIPTION

1 INFORMATION SHEET
2 - B/L G & D PLAN
1 PLAT



THESE ARE TRANSMITTED as checked below:

X FOR APPROVAL ___ RETURNED FOR CORRECTIONS
___ FOR YOUR USE ___ RESUBMIT ___ COPIES FOR APPROVAL
___ AS REQUESTED ___ SUBMIT ___ COPIES FOR DISTRIBUTION
___ FOR REVIEW AND COMMENT ___ RETURN ___ CORRECTED PRINTS
___ APPROVED AS SUBMITTED ___ PRINTS RETURNED AFTER LOAN TO US
___ APPROVED AS NOTED ___ FOR BIDS DUE _____ 19__

REMARKS:

COPY TO: FILE

SIGNED: Richard S.
RICARDO SANCHEZ

If enclosures are not as noted, kindly notify us at once.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW
CHIEF
ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

March 8, 1989

Victor Chavez, P.E.
Chavez-Grieves Consulting Engineers
4600-C Montgomery Boulevard, NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR ALAMO CAR RENTAL
(M-15/D24) ENGINEER'S STAMP DATED FEBRUARY 28, 1989

Dear Mr. Chavez:

Based on the information provided on your submittal of March 1, 1989, listed are certain concerns that will need to be addressed prior to approval.

1. Your plan indicates off site flows entering from the south. Please indicate how the proposed flows will be accepted and passed through the site. Also, please quantify.
2. More information is needed on your proposed polydrain channels.
3. Cross section of the proposed channel on the west property line. Spot elevations on the top of curb.
4. Elevation at the property line must be one foot above the flow line.
5. Legal description on plan drawing indicates Parcel F-1 and Parcel F-2. Has there been a recent replat? If so, please provide me with a copy of the approved replat. You may have to address cross lot line drainage.
6. Please indicate what portion of retaining walls will be concrete instead of rail road.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya
Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+1040)

DRAINAGE INFORMATION SHEET

PROJECT TITLE: ALAMO CAR RENTAL ZONE ATLAS/DRNG.FILE #: M-15/DDM

LEGAL DESCRIPTION: LOVELACE HEIGHTS, BLOCK E

CITY ADDRESS: YALE & RANDOLPH S.E.

ENGINEERING FIRM: CHAVEZ-GRIEVES CONS. ENG CONTACT: RICARDO SANCHEZ

ADDRESS: 4600-C MONTGOMERY NE PHONE: 881-7376

OWNER: DKBERT CONTACT: JOHN BOWMAN

ADDRESS: THE 110 TOWER, 110 SE 6th ST PHONE: 1-800-327-0400
FT. LAUDERDALE, FL. 33301

ARCHITECT: RAY MITCHAM CONTACT: BILL STONE

ADDRESS: C/O GERALD MARTIN PHONE: 623-7111
P.O. BOX 36960

SURVEYOR: MARQUEZ SURVEYING CONTACT: MR. MARQUEZ

ADDRESS: 1311 SILVER SW PHONE: 842-6579

CONTRACTOR: GERALD MARTIN CONTACT: FRED GORENZ

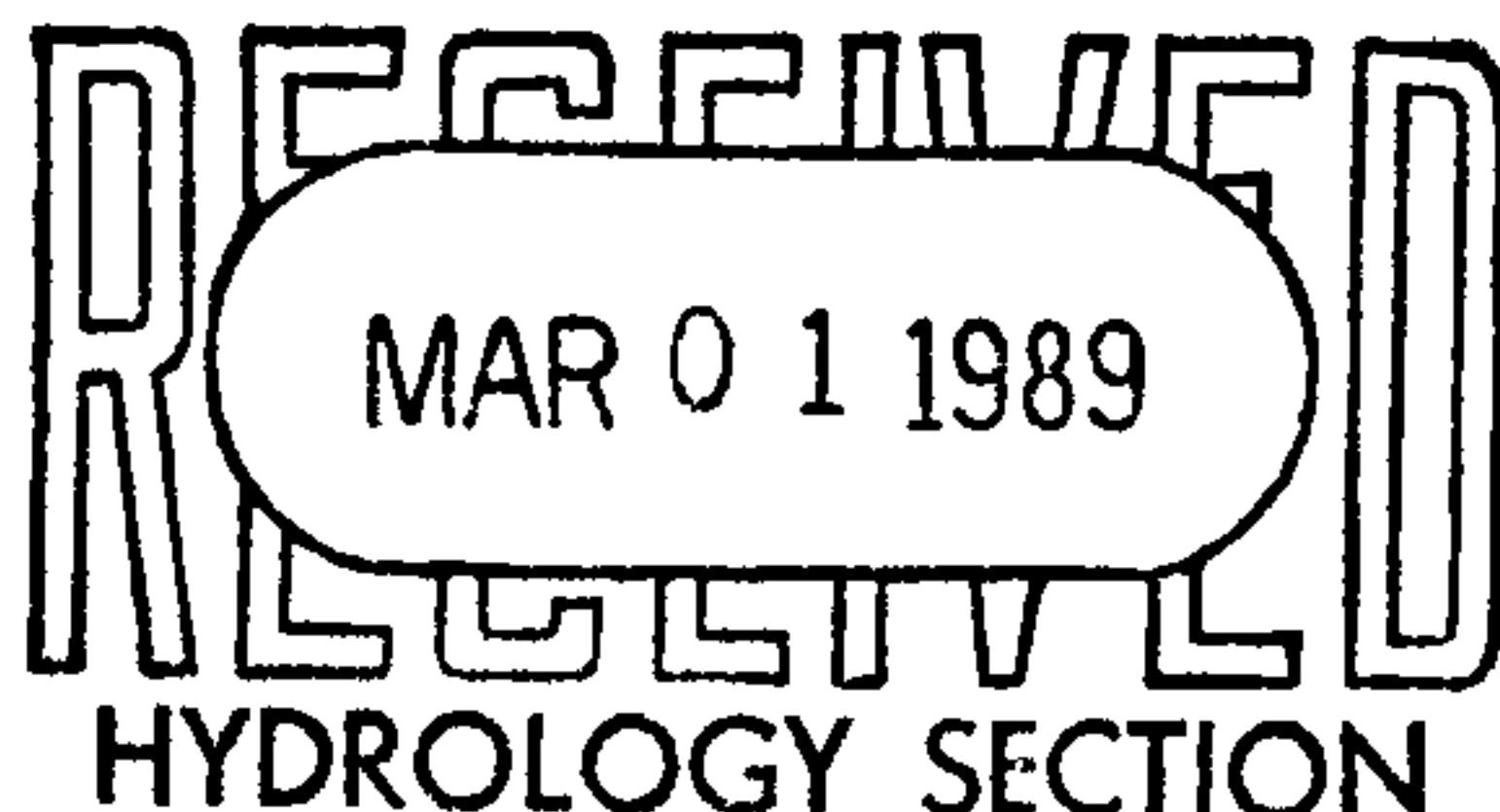
ADDRESS: P.O. BOX 36960 PHONE: 881-4646

PRE-DESIGN MEETING:

☒ YES

☐ NO

☒ COPY OF CONFERENCE RECAP
SHEET PROVIDED



DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☒ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☒ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☒ BUILDING PERMIT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER _____ (SPECIFY)

DATE SUBMITTED:

2-28-89

BY:

[Signature]

CONFERENCE RECAP

SUBDIVISION NAME: Loveland Heights Block F

REPRESENTING
Theresa Groves Inc.
City, Hudson, N.Y.
12

****NOTE** PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL**

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: M-15 DATE: 2/21/86 @ 3:00
PLANNING DIVISION NOS: EPC: _____ DRB: _____
SUBJECT: Airport Square
STREET ADDRESS (IF KNOWN): Randolph & Yale
SUBDIVISION NAME: Lot F-1 & F-2 Tract 2A of Newport Industrial Park.
APPROVAL REQUESTED:

<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> SITE DEVELOPMENT PLAN	<input checked="" type="checkbox"/> BUILDING PERMIT
<input type="checkbox"/> OTHER	<input type="checkbox"/> ROUGH GRADING

WHO	REPRESENTING
ATTENDANCE: <u>Jack Burdenave</u>	<u>DMJM / A. H. A</u>
<u>Roger Green</u>	<u>Design Hydrology</u>

FINDINGS:

- ① Check ~~M-15/D3~~ Master Plan for Randolph flow
~~M-15/D7~~ & M-15/D4
- ② Discharge Rate determined by down stream capacity. (See Note ① ABOVE)
- ③ Detailed Drainage Plan Required for Building Permit.
- ④ Provide Site Plan or Maps ^(Plan View) covering outfall system to ultimate outfall into channel. (Kirtland Channel?)
- ⑤ Drainage Easement and/or plat status for outfall system identified.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: Roger A. Green
TITLE: Hydrology/CE
DATE: 2/21/86

SIGNED: R. Burdenave
TITLE: Div. Man. DMJM
DATE: 2/21/86

****NOTE** PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL**

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

May 30, 1986

Mike Kibbee
DMJM
5700 Harper Drive, NE Suite 280
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN SUBMITTAL OF AIRPORT SQUARE (M-15/D24)
RECEIVED MAY 21, 1986

Dear Mike:

The above referenced submittal, revised May 21, 1986, is approved for building permit.

Attach this approved Drainage Plan with the construction set for Hydrology sign-off. A separate retaining wall permit will be required from Code Administration for construction of retaining wall.

If you have any questions, call me at 766-7644.

Cordially,

Roger A. Green, PE

Roger A. Green, P.E.
C.E./Hydrology Section

cc: Sam Jones

RAG/bsj

MUNICIPAL DEVELOPMENT DEPARTMENT

~~UNCLASSIFIED~~

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

DMJM

May 19, 1986

Mr. Bernie J. Montoya, C. E.
Design Hydrology Section
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

RE: Drainage Plan for Airport Square (M-15/D24) - DMJM NO. 4671-01-01

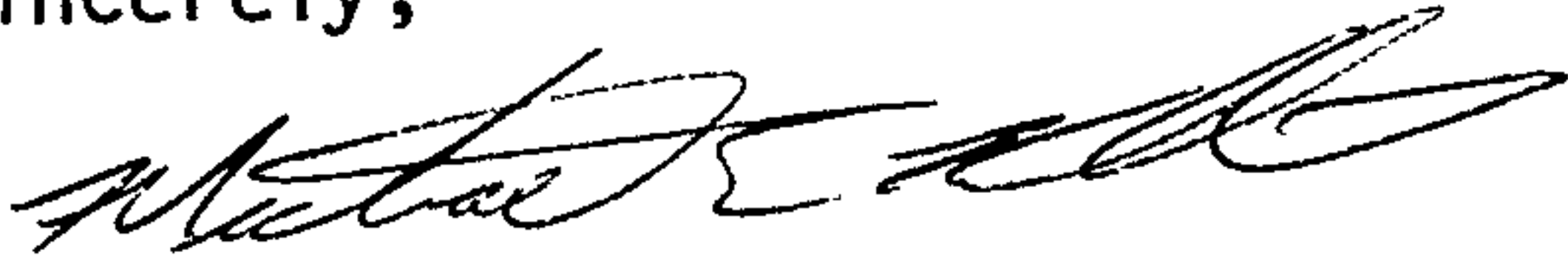
Dear Mr. Montoya:

This letter is to address the preliminary review comments issued May 8, 1986 for the referenced project.

1. Finish floor elevations to full mean - "sea" - level designation have been added to the plan sheet.
2. Locations and directions of roof drains have been added to the plan sheet.
3. The legal description provided on the plan sheet was incorrect. The correct legal description has been added. This property can be found on the Plat titled: Replat of Block F-1 and F-2 of Lovelace Heights and Tract A-2 of the Replat of Tract 4 Newport Industrial Park-West, Unit I and Vacation of 20' Alley, Albuquerque, New Mexico, filed February 28, 1985 in Volume: C-26; Folio: 115.

If you have any questions, please call me.

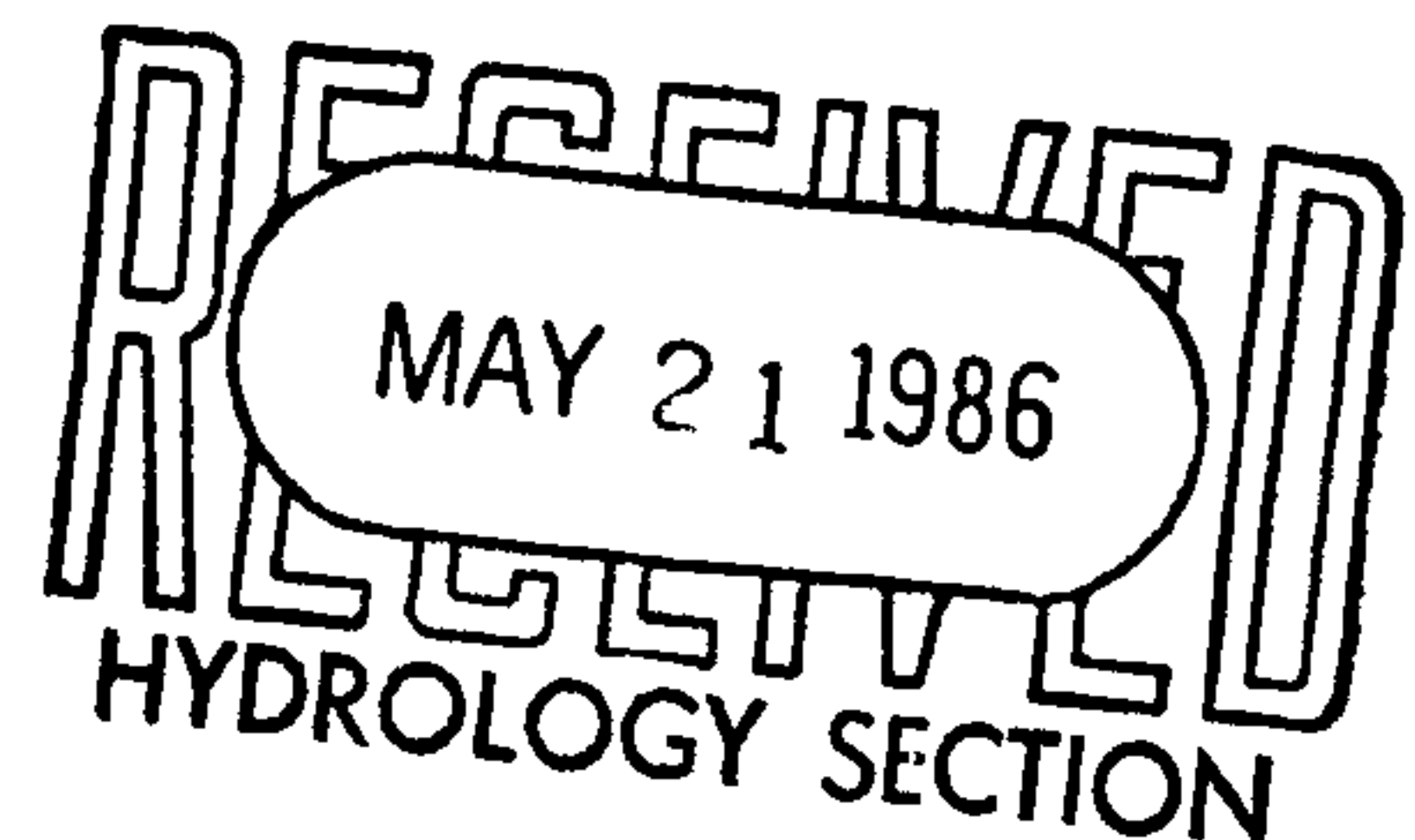
Sincerely,



Mike Kibbee

Attachments

MK/dt



DRAINAGE INFORMATION SHEET

PROJECT TITLE: AIRPORT SQUARE ZONE ATLAS/DRNG. FILE #: M-15/D24
 LEGAL DESCRIPTION: BLOCK F-1 & F-2 of Lovelace Heights & Tract 2-A of the Replat of Tract 4
 CITY ADDRESS: Yale Blvd. SE @ Randolph Road, S. E. Newport Industrial Park-West, Unit I
 ENGINEERING FIRM: DMJM CONTACT: MIKE KIBBEE
 ADDRESS: 5700 Harper Drive, N. E., Suite 280 PHONE: 822-7955
 OWNER: Sam & Sharon Jones CONTACT: Sam Jones
 ADDRESS: 6101 Bluebird Lane, N. E. PHONE: 292-4499
 ARCHITECT: Design Collaborative Southwest CONTACT: Randy Walton
 ADDRESS: 105 Fourth Street, S. W. PHONE: 843-9639
 SURVEYOR: A & E Engineering CONTACT: _____
 ADDRESS: 1330 San Pedro Drive, N. E. PHONE: 266-8791
 CONTRACTOR: Unknown CONTACT: _____
 ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES

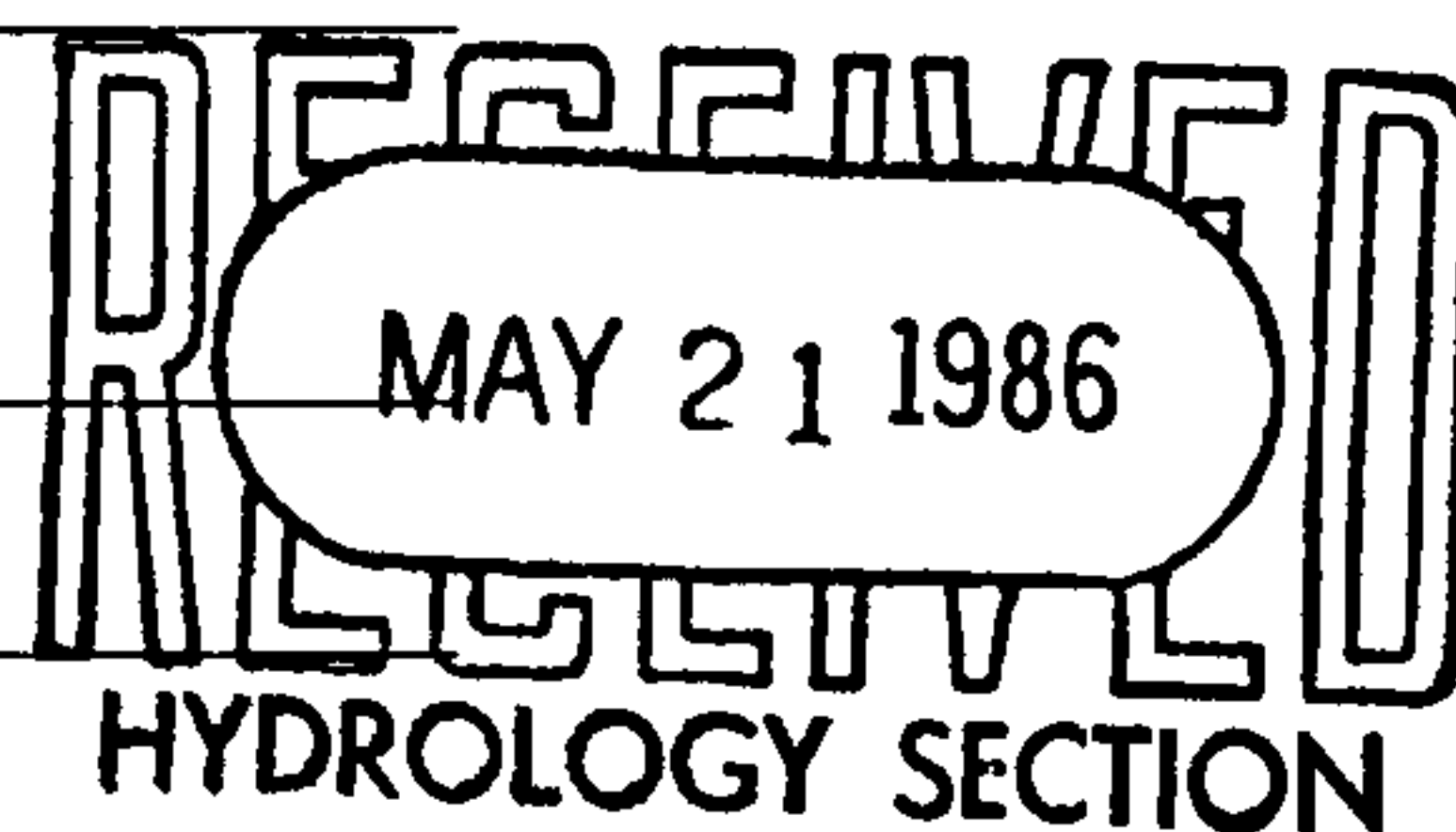
☐ NO

☐ COPY OF CONFERENCE RECAP
SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____



TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☒ RESUBMITTAL FROM PRELIMINARY REVIEW

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ SITE DEVELOPMENT PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 5/21/86
 BY: [Signature]

Mike Kibbee

DMJM/ Adam, Hamlyn, Anderson

Reply To: ☐ Phoenix, Arizona 85014-
☒ Albuquerque, NM 87109

4751 North Fifteenth Street
5700 Harper Dr. N.E., Suite 280

602-264-1397
505-822-7955

LETTER OF TRANSMITTAL

TO: Hydrology
2nd + Central

DATE: 4/19/86	PROJECT NO. 4510-01-01
PROJECT: Airport Square	

ATTN: Bernie Montoya

WE TRANSMIT:

☒ herewith ☐ under separate cover via _____
☐ in accordance with your request _____

FOR YOUR:

☐ approval ☐ distribution to parties ☐ information
☐ review & comment ☐ record
☒ use ☐ _____

THE FOLLOWING:

☒ prints ☒ copy of letter ☐ change order
☐ originals ☐ specifications ☐ calculations
☐ shop drawings ☐ _____

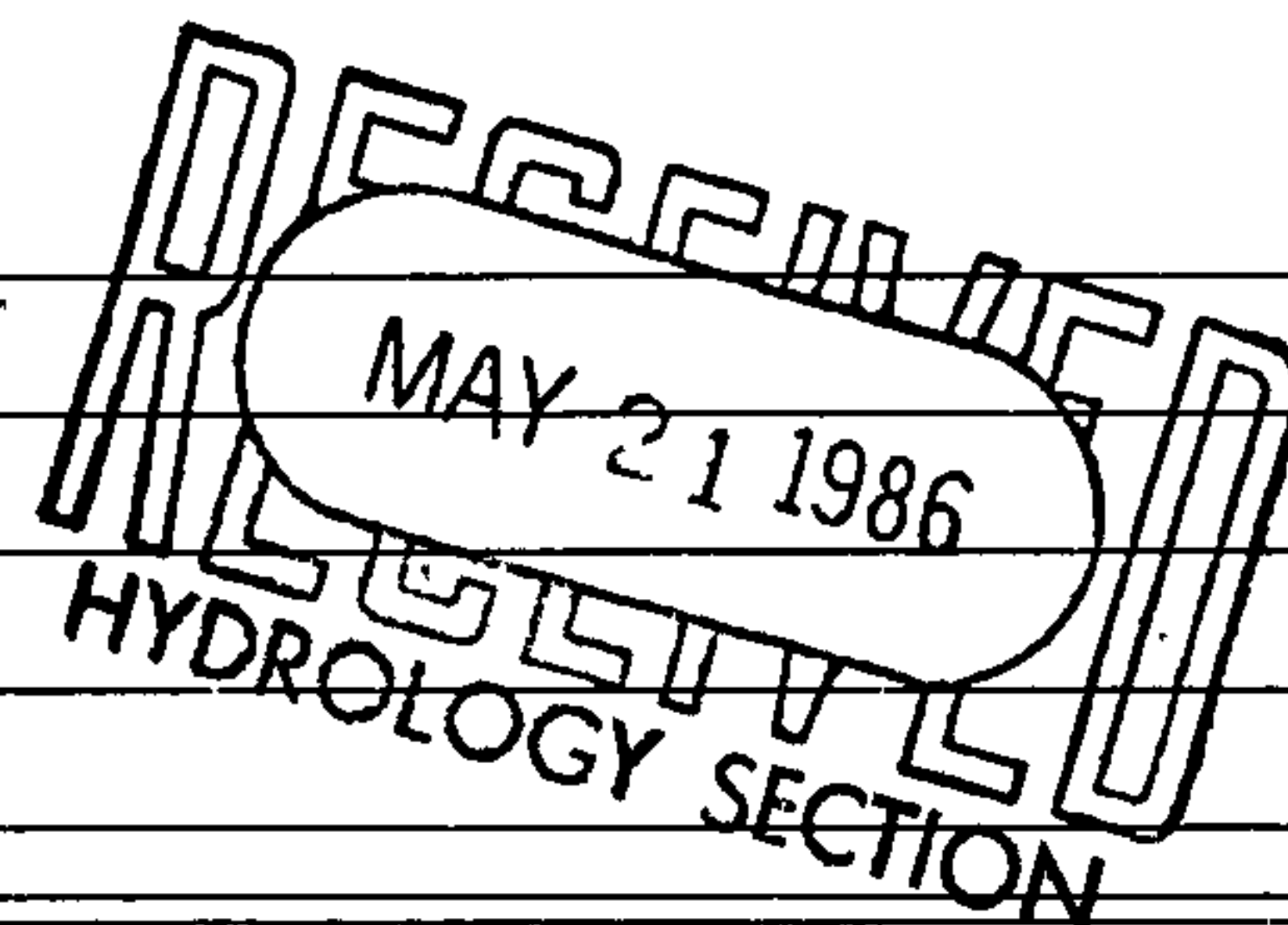
Copies	Dwg. No.	DESCRIPTION	Action Code
1		Drainage Plan	
1		Letter addressing comments	
1		Letter of comments	
1		Drainage Information sheet	

Action Code

A. REVIEWED
B. REVIEWED AS NOTED
C. REVISE & RESUBMIT

D. REJECTED
E. See REMARKS below

REMARKS: _____



COPIES TO: _____

If enclosures are not as noted,
please inform us immediately.

SIGNED: _____

Mike Kibbe

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

May 8, 1986

Jake Bordenave
DMJM
5700 Harper Drive, NE Suite 280
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR AIRPORT SQUARE (M-15/D24)
RECEIVED MAY 6, 1986

Dear Mr. Hall:

A preliminary review of your submittal for Building Permit approval has shown that the following information is lacking for this section to begin the review process:

INFORMATION NEEDED

1. Replat, easement, or covenant will be required for drainage across lot lines.

PLAN DRAWING

1. Finish Floor elevation to full mean-sea-level designation.
2. Location and direction of roof drains.

Please provide this information so that we may process your request as expediently as possible.

Sincerely,

Bernie J. Montoya, C.E.
Engineering Assistant

cc: Sam & Sharon Jones

BJM/bsj

MUNICIPAL DEVELOPMENT DEPARTMENT

Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

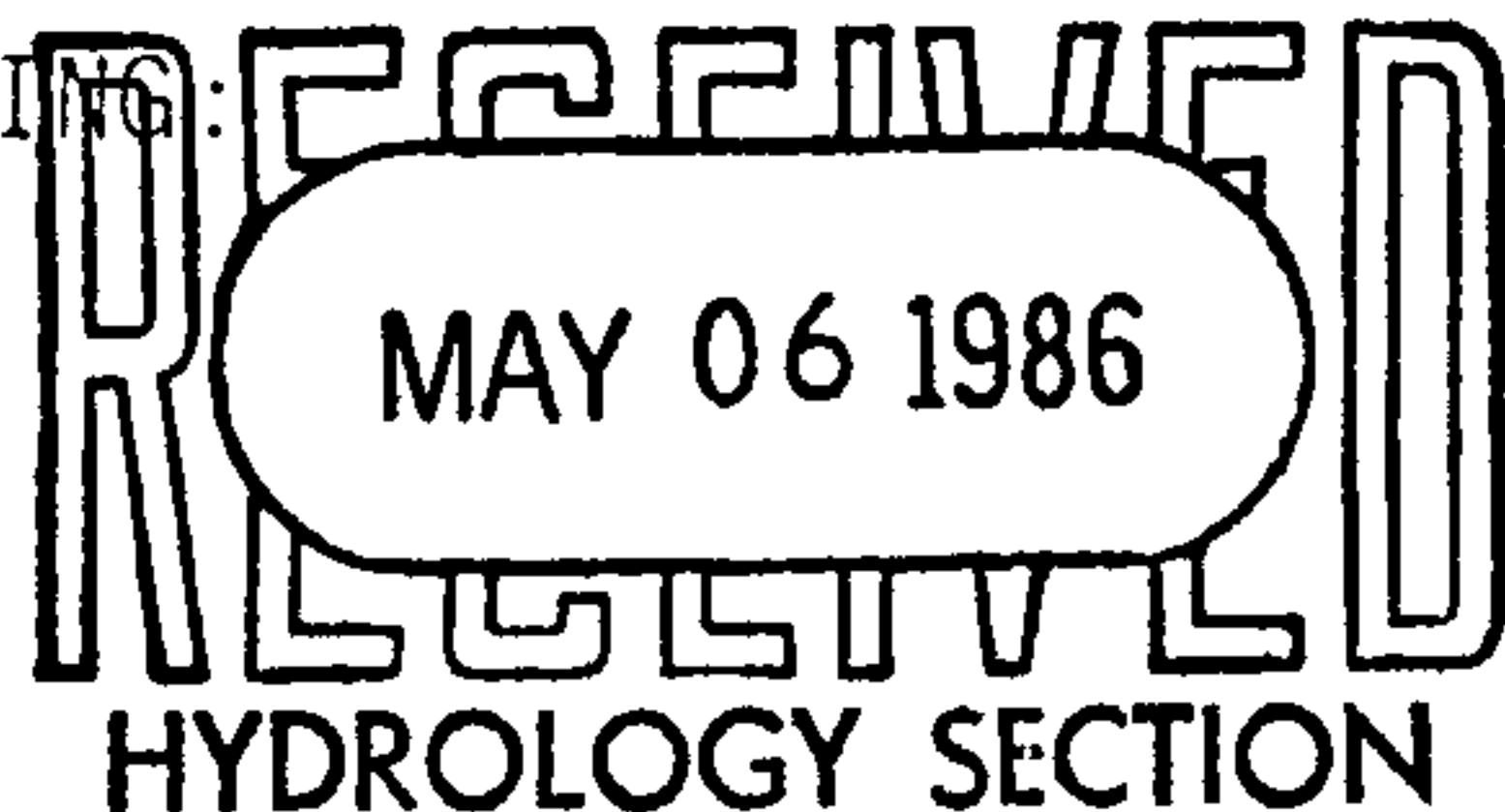
AN EQUAL OPPORTUNITY EMPLOYER

PROJECT TITLE: Airport Square ZONE ATLAS/DRNG. FILE #: M-15/024
 LEGAL DESCRIPTION: Block F-1 + F-2 of Lovelace Heights + Tract 2-A of the Replat of Tract 4
 CITY ADDRESS: Yale Blvd SE @ Randolph Rd. SE Newport Industrial Park - West
 ENGINEERING FIRM: DMJM CONTACT: Mike Kibbee
 ADDRESS: 5700 Harper Dr, Suite 280 PHONE: 822-7955
 OWNER: Sam + Sharon Jones CONTACT: Sam Jones
 ADDRESS: 6101 Bluebird Lane NE PHONE: 292-4499
 ARCHITECT: Design Collaborative Southwest CONTACT: Randy Walton
 ADDRESS: 105 Fourth Street SW PHONE: 843-9639
 SURVEYOR: A+E Engineering CONTACT: _____
 ADDRESS: 1330 San Pedro Dr. NE PHONE: 266-8791
 CONTRACTOR: Unknown CONTACT: _____
 ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES☐ NO

☒ COPY OF CONFERENCE RECAP
 SHEET PROVIDED

DRB NO. V - 84-94 12/27/84EPC NO. -

PROJ. NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

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☒ BUILDING PERMIT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 5/6/86

BY: Michael Kibbee
Mike Kibbee

DMJM/ Adam, Hamlyn, Anderson

Reply To: ☐ Albuquerque, NM 87109

5700 Harper Dr., NE, Suite 280

505-822-7955

LETTER OF TRANSMITTAL

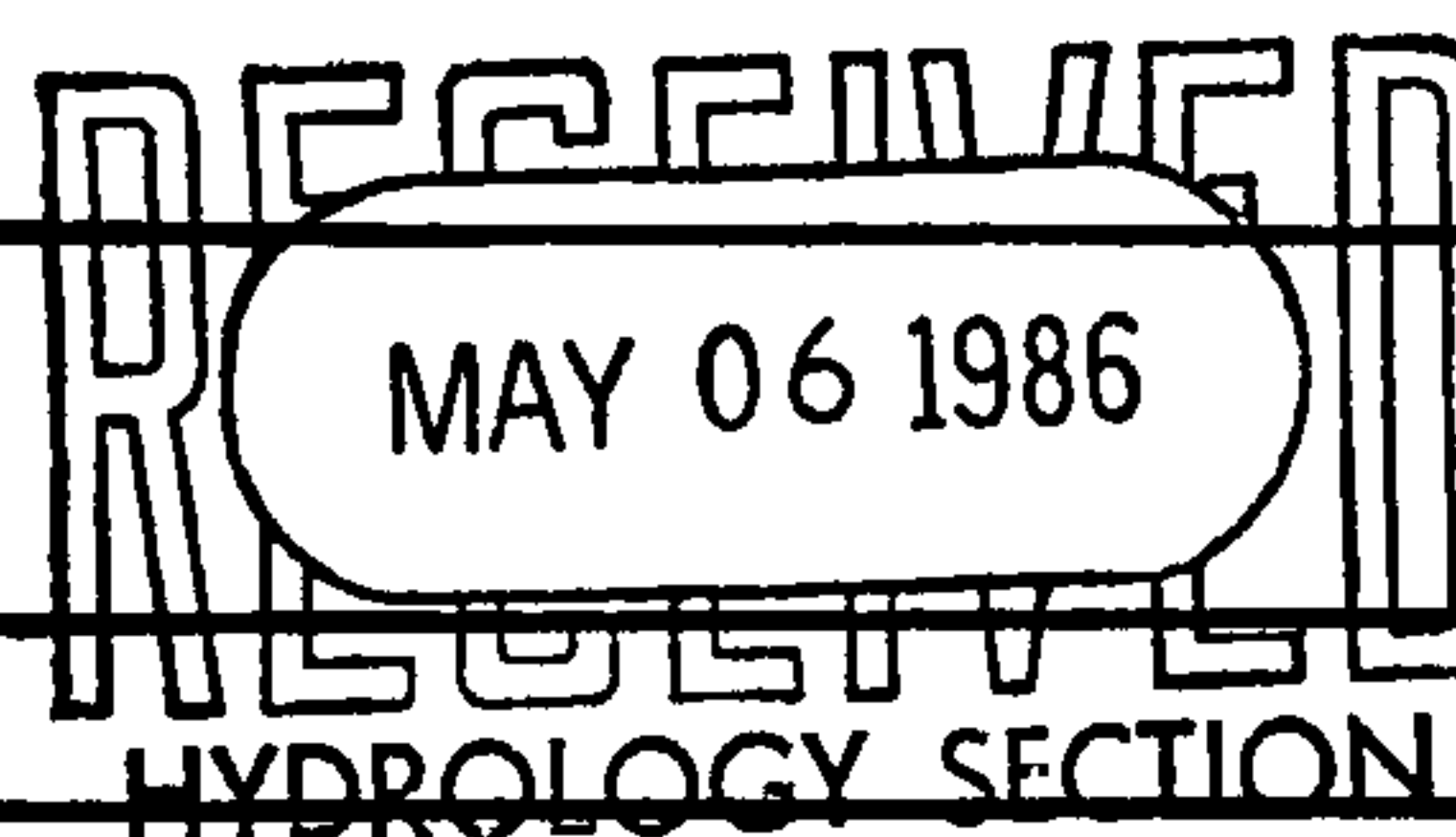
TO: Hydrology
2nd - Central

DATE: 5/6/86	PROJECT NO. 4510-01-01
PROJECT: Airport Square	

ATTN: Barbara Juarez

WE TRANSMIT:

- (X) herewith () under separate cover via
() in accordance with your request



FOR YOUR:

- () approval () distribution to parties () information
() review & comment () record
(X) use ()

THE FOLLOWING:

- (X) prints (X) copy of letter () change order
() originals () specifications () calculations
() shop drawings ()

Copies	Dwg. No.	DESCRIPTION	Action Code
1		Drainage Info. Sheet	
1		Pre Design Conference Recap	
1		Drainage Plan	

Action Code

- A. REVIEWED
B. REVIEWED AS NOTED
C. REVISE & RESUBMIT

- D. REJECTED
E. See REMARKS below

REMARKS: _____

COPIES TO: _____

If enclosures are not as noted,
please inform us immediately.

SIGNED: Mike 1466ee